

**First Shaughnessy Advisory Design Panel  
MINUTES of Meeting  
September 22<sup>nd</sup>, 2011 - 4:00 pm - 6:00 pm**

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

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**AGENDA**

**Business:**

1. Review of Minutes of July 22<sup>nd</sup>, 2011
2. Project Updates
3. Other Business - Administration Bulletin Comments

**New Business:**

1. Address: 1518 Laurier Avenue  
Inquirer: Raffaele & Associates  
Status: DE415035  
Review: First as Application Previous: Apr 20, 2011, June 9, 2011
2. Address: 1288 The Crescent  
Inquirer: Loy Leyland Architect Inc.  
Status: DE 414765  
Previous: Second as Application - April 20<sup>th</sup>, 2011, May 19<sup>th</sup>, 2011

3. Address: 3660 East Boulevard  
Inquirer: Andrew Cheung Architects  
Status: Fourth Enquiry  
Previous: Enquiry April 20<sup>th</sup>, 2011, May 19, 2011, July 21, 2011

## **MEETING**

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

Chair Lori Kozub called the meeting at 4:00pm with a quorum present.

1. Review of Minutes of July 21<sup>st</sup>, 2011:

Comments, Questions, Concerns:

For 3660 East Boulevard, the architect's name is "Yao" not "Yeow"

Last page 2<sup>nd</sup> to last comment "does not"

Motion was made to pass the Minutes, Seconded. All in Favour. Passed.

Discussion was held about the Administration Bulletin Draft that had been presented to Panel Members. There were a couple of editorial changes to be made and once revisions are complete, the Administration Bulletin will be sent out to Panel Members for reviewing again and then to the Director of Planning for final review.

2. Projects Updates:

3490 Pine Crescent - Application

1351 Laurier - Application

3738 Hudson - Application – Panel would like to do site tour

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

1. **1518 Laurier Avenue, 4:40pm - 5:20pm:**

Presentation: Raffaele & Associates, Damon Oriente Landscape Architect ; Dwayne Chahill, Point Grey Construction

Mr. Chahill outlined the changes that had been made since the last review. They have moved the driveway from the front to the back. Will use the granite that is currently on the house for all the column posts. Colours and materials for the windows will be dark brown. The house color will be Benjamin Moore Rock Grey with Cloud White around the trims. The front entry door will be the same color as the window trims. The same grey for the metal work around the house, on the garage and basement door. Roof is proposed to be asphalt shingles and the dormers' zinc roofs to match the zinc gutters.

Mr. Oriente presented the landscape design. Relocated the post by 2 feet at the eastern gate to widen the access and added more grass coverage and landscape layering.

**Questions:**

Mr. Cahill and Mr. Oriente took questions from the Panel.

Applicants responded with further information:

- Railings to have a stone base with a pedestrian gate.
- The rail to be black metal
- The patio space to have stone garden posts, there is small balcony off the dining space
- Access from the garage from both sides to the living patio space; steps down to small sunken patio, there will be a small bench pond feature for the patio.
- The proposed style of the fencing is simple, similar to the style of the existing: square design, no arrow points and a flat bar on the stone wall.

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

This site contains a pre 1940's home of merit that has been damaged by fire. Planning has worked with the owner to determine opportunities for retention, but due to the fire damage, the amount of required alteration work to the house will compromise its heritage value and the homeowner will not be granted incentives for its preservation. The options remaining for this site are alterations to the house as a single family dwelling or replacement of the existing home with new construction.

The Panel has seen this project twice before in Enquiry and in the last review asked for some design and landscape refinement, in particular the West Elevation.

**Questions to the Panel:**

The Director of Planning asks for your comments on the revised aspects of this proposal with regard to the FSODP and Guidelines.

**Comments:**

- Panel Members liked the changes made to the original proposal.
- Panel Members would like the builder to consider a cedar roof instead of the more durable asphalt roofing proposed.
- Suggested that the very exposed Granville Street side of the residence could be landscaped with taller hedges to muffle the sound of the traffic.
- Suggested adding a patio steps off the dining room patio onto the main lawn.
- The metal work on the fence needs more attention, especially the flat bar on top of the concrete pillars.
- The Panel applauds the applicants on the design
- To improve the overall design, the overhangs could be extended from 21 inches to over 30 inches. If this approach is taken, the landscaping besides the house will need to be moved further away so that the plants will not be sheltered from

rainfall.

### **Comments Summary:**

Congratulations on all your effort on this project. The Panel Members would prefer a cedar shake roof but if you use asphalt, use a robust profile. Also consider the suggestion of the overhang depth and the changing the metal railings to make them more robust around the retaining wall. Consider adding a patio off the dining room to finish off the indoor and outdoor space.

### **MOTION:**

Motion was made to support the application with comments addressed. Seconded. All in favour. Passed.

### **2. 1288 The Crescent, 5:00pm - 5:45pm:**

Presentation: Loy Leyland Architect Inc. Donna Keen Landscape Architect  
John Keen will abstain.

Mr. Leyland made a presentation to highlight the design revisions to the project. Massing revised; removed some of the front porch; raised the roof line so you see more of the front elevation; increased the stone base around the house; widened the gate; added brackets and decorative dentils. Long roof on the east side is gone; removed the attic space; footprint is smaller on the stairs and porches. The tower height is about 40 feet as supported at other meetings.

### **Questions:**

Mr. Leyland took questions from the Panel.

Applicant responded with the following information:

- The owners would like more parking and it adds more of a buffer zone; looks more like a coach house than a garage as you look down the driveway.

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

The proposal has had some redesign. On the previous visit the Panel had significant concern regarding the roof form and massing of this proposal with regard to its response to the FSODP, and to its particular streetscape The Crescent.

### **Questions to the Panel:**

The Director of Planning asks for your comments on this proposal with regard to the FSODP and Guidelines, in particular on the revised elements of the proposal.

### **Comments:**

- The Panel stated that the architect is to be commended for how changes that have been made.
- The Panel stated the design was handled in a very robust way with the redesigned dormers which are big and substantial. There is more robustness to the project.
- Like the treatment of the dome tower and south elevation
- Landscape plan is nicely done.
- Panel was very pleased that the building footprint had been reduced; nice to have a larger garden in the back; like the design changes to be made to make the east elevation much more compatible to the neighbours.
- Panel Members do like the redesign much better.

### **Comments Summary:**

Congratulations on the redesign of this home. The Queen Anne style of the project should be a nice addition to The Crescent. Consider reducing some of the busy details on the front. We are very pleased the footprint and massing has reduced.

### **MOTION:**

Motion was made to support the Application with comments addressed. Seconded. All in favour. Passed.

### **3. 3660 East Boulevard, 6:00pm:**

Presentation: Andrew Cheung Architects

Francis Yao, David Thompson Landscape Architect

Mr. Cheung presented the revised project. Exteriors: fenestrations are redesigned and simplified, significant revisions to roof design, metal railings revised to be limestone balustrades, chimney design revised on the side elevation. Interiors: the dining room is now located next to the kitchen and the bedroom locations on the second level rearranged to suit the revised exteriors.

Mr. Thompson made the presentation on the revised landscaping design: Replaced the wall and hedge along the street and widening the opening from 8 to 16 feet wide. Replacing the hedge. On the 2<sup>nd</sup> flight of stairs adding more planting with a water feature to break up the stairs. At the back, running a 2<sup>nd</sup> 2 foot high wall with a hedge on raised planter.

### **Questions:**

The Presenters took questions.

Applicants responded with further information:

- The front hedge will leave a larger gap at the entrance but the size of the opening at the low walls and the entrance gate to remain as per the original design.

- Eliminated some of the dormers and made smaller the size of attic

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

In previous reviews the Panel has expressed concern with the eclectic architectural approach, complex building form and roof forms. Design development to the landscape approach was suggested to bring the design closer to the Guideline Recommendations.

### **Questions to the Panel**

The Director of Planning would like your comments on the proposal with regard to the FSODP and Guidelines, and in particular on the revisions to the design.

### **Comments:**

- Many Panel Members felt that the previous comments and recommendations of the Panel were not addressed.
- There are some design improvements but the entire project lacks design cohesion and does not conform to the ODP guidelines in regards to promoting the estate quality of the neighbourhood.
- Panel Members felt that the roof style was difficult and not proportionate.
- Panel Members found that the stairs give the house a Mediterranean look rather than the French Chateau Design they were attempting to emulate.

### **Comments Summary:**

You need to start over and focus on the basic design elements. This design has a Mediterranean appearance even though the goal is French. You require a simple French approach considering a typical French style roof line. For more ideas of French style in First Shaughnessy, look at the house on Selkirk and Mathews, called the Redwood. You will see simple lines, more like the French Country style you are trying to achieve.

### **MOTION:**

Motion was made to not support the project as presented, would like the project to come back with significant changes as an enquiry within the ODP Guidelines. Seconded. All in Favour. Passed.

Meeting adjourned at 6:25pm. Next meeting: October 13<sup>th</sup>, 2011.