

**First Shaughnessy Advisory Design Panel
Minutes**

Date January 27, 2022
Time 4:00 pm
Place WEBEX

				Present
Members	Frank Bailly	SHPOA		<input type="checkbox"/>
	Shawn Blackwell	AIBC		<input type="checkbox"/>
	Dwayne Cahill	Resident		<input checked="" type="checkbox"/>
	Nicole Clement	SHPOA		<input type="checkbox"/>
	Tom Everitt	REBGV		<input type="checkbox"/>
	Alexa Gonzales	BCSLA		<input checked="" type="checkbox"/>
	Dean Gregory	BCSLA		<input checked="" type="checkbox"/>
	Vik Khanna	Resident	Vice-Chair	<input checked="" type="checkbox"/>
	Joel Massey	VHC		<input checked="" type="checkbox"/>
	Adrian McGeehan	AIBC		<input type="checkbox"/>
Kathy Reichert	Resident	Chair	<input checked="" type="checkbox"/>	
Richard Sirola	SHPOA		<input type="checkbox"/>	
Liaisons	Colleen Hardwick	Councillor		<input checked="" type="checkbox"/>
	Brenda Clark	Staff		<input checked="" type="checkbox"/>
	Ryan Dinh	Staff		<input checked="" type="checkbox"/>
	Susan Chang	Staff		<input type="checkbox"/>
	May Sem	Staff	Minutes	<input checked="" type="checkbox"/>

Business

1. Welcome
2. December 16, 2021 FSADP minutes approved.

Reviewed items

Item 1 3990 3992 Marguerite Street

EVALUATION SUPPORT (6) , NON-SUPPORT (1)

Description Conservation and Addition
 Review First
 Applicant John Keen, Architect
 Delegation

Introduction

This application proposes renovation of a 1914 Arts and Craft style house, with an addition to the rear. The proposal retains the two existing front doors on Marguerite Street. The house is proposed to be lifted approx.27

inches to improve headroom in the existing basement, which will have a secondary suite incorporated. A new 3 car garage is also proposed along the lane, adjacent to the existing 1925 Coach House, which will also be renovated. The only proposed variance is a side yard setback relaxation of approximately 30" into the 20% north side yard setback. The proposal generally conforms to First Shaughnessy requirements and guidelines, although the dwelling siting is existing non-conforming, as is the Coach House. A previous addition within 2 feet of the north property line will be removed. The roof ridge is below allowable maximum FSD height. Building footprint including covered porches is approximately 36%. Impermeable Surface is approximately 54% of the site, allowing for extensive garden and green space. Items for discussion include architectural integration of the additional floor area and siting of the addition, the new grade transition to the main floor, as well as site circulation and landscaping.

Please comment on the success of the architectural and landscape design in relation to First Shaughnessy guidelines, including:

- a) General commentary on impact on original buildings, including:
 - i. architectural compatibility of proposed and existing construction
 - ii. raising of the original building vs. new transitions to grade
 - iii. materiality and colour, including proposed metal roofing.

- b) Landscape design
 - i. integration with existing building and Coach House, addition, and new garage
 - ii. buffer to adjacent residential properties

Applicant's
Introductory
Comments

The objective of this development proposal is to renovate a 1914 Arts and Craft style house, with an addition to the rear.

In an effort to retain the integrity and charm of the original residence, while anticipating the requirements for today, all of the proposed new floor spaces at the rear of the existing hall.

This results in the only formal relaxation in the presented design, which is a proposed two storey wing which extends 19 foot six of the rear of the house is approximately 30 inches into the current north side yard setback.

In an effort to retain the twin gabled feature of the existing home, City of Vancouver supported a modest relaxation and directed 30 inch encroachment.

During preliminary design review, City of Vancouver planning and heritage departments encouraged retention of two existing front doors off the porch on Marguerite

The design proposes to move the retain second door to a more discreet part of the original facade, which steps back approximately 12 feet from the north west corner.

The door will be used as an entrance to the secondary suite in a rebuilt basement, which is necessary because the current basement has a six foot six clear height; due to the reduced headroom and damaged interior condition, City of Vancouver building Inspector pointed out during the inspection that the basement is currently not approvable for repair or use under the Vancouver building bylaw, which requires more headroom for livable use.

Applicant is proposing to lift the house 27 inches and install it on a new foundation to provide a practical livable basement height of approximately nine foot three inches. This will raise the main floor ridge of the existing residences from the current 35 foot three inches to approximately 37 foot six inches, which is substantially under the allowed FSD bylaw maximum of 44.95 feet.

In addition, the site slopes upward towards the rear of the property. This elevation increase for the entire home will greatly help if the rear yard moves the main floor plane off the grade, being more in line with the current FSD ODP intent of main floors being at least four foot eight above the grade.

Both the Landscape Architect and Heritage Consultant spoke about design efforts to mitigate the impact of the house lift from the Marguerite street facade. All of the lower single floor roofs are designed to standing seam metal roof highlights intended to enhance and differentiate new roof structures from the existing building. The distinction is considered important to respect the heritage for the original building.

Panel's
Consensus on
Key Aspects
Needing
Improvement

- Panel commended retention of the trees.
- Panel was pleased with the raising of the house and the landscape plan has helped with the softening of the raising.
- Panel noted the filigree at the front was okay because of the narrowness (but) as there is not enough area to have more plants.
- Panel noted the landscape is offering excellent privacy to the neighbours.
- Panel appreciates the material and colour palette.
- Panel encourage a more authentic material palette, as houses were in the past.
- Panel noted concerns with a congestion look in the laneway due to the coach house and garage being next to each other.

- Panel noted concerns (with the location of) that the coach house (as there is no) has no dedicated space for a yard.
- Panel noted concerns with the front entrance door and windows (having) requiring more detailing (and working (with the columns.) in the plans presented.
- Panel encourage keeping with the heritage and the original intent of the site.
- Panel noted the heritage of the site does not support standing seam roofs.
- Panel encourage (to retain) retaining the twin windows in the new extension.
Panel thanks the applicant and owners for taking on this project which will improve the current state of the house and yard.
- Panel encourages environmental roof material other than asphalt shingles.