

**First Shaughnessy Advisory Design Panel
Minutes**

Date February 8, 2024
Time 3:00 pm
Place WebEx (Virtual Meeting)
<https://vancouver.ca/your-government/firstshaughnessy-advisory-design-panel.aspx>

			Present
Members	Kathy Reichert	Resident	<input checked="" type="checkbox"/>
	Simon Feng	Resident	<input checked="" type="checkbox"/>
	Robert Hector MacKay-Dunn	Resident	<input checked="" type="checkbox"/>
	Nicole Clement	Resident	<input checked="" type="checkbox"/>
	Stephen Roberts	SHPOA	<input type="checkbox"/>
	Richard Sirola	SHPOA	<input checked="" type="checkbox"/>
	Tak Chan	AIBC	<input type="checkbox"/>
	Scott Mitchell	AIBC	<input checked="" type="checkbox"/>
	Phoenix Chan	BCSLA	<input checked="" type="checkbox"/>
	Kristin Defer	BCSLA	<input checked="" type="checkbox"/>
Liaisons	Brian Montague	Councillor	<input type="checkbox"/>
	Ryan Dinh	Staff	<input checked="" type="checkbox"/>
	Mahdi Tavanpour	Staff	<input checked="" type="checkbox"/>
	Windy Wang	Staff	<input checked="" type="checkbox"/>
	Kasra Karimizadeh	Staff	<input checked="" type="checkbox"/>
	Brenda Clark	Staff	<input checked="" type="checkbox"/>
	Kathy Cermeno	Staff	<input type="checkbox"/>
	May Sem	Staff	<input checked="" type="checkbox"/>

ITEM(S) REVIEWED AT THIS MEETING

1. 2009 W 18th Ave

Chair Katherine Reichert called the meeting to order at 4:00pm and noted the presence of quorum. The panel then considered applications as scheduled for presentation.

1. Address: 2009 W 18th Ave
Review: Second
Description: New Single Family Dwelling
Architect: Candice Ye, Designer, Double Link Design Inc.
Delegation: N/A
Staff: Brenda Clark, Development Planner
Mahdi Tavanpour, Development Planner
-

EVALUATION: Resubmission Recommended (8/0)

Planner's Introduction:

Brenda Clark, Development Planner, noted this is a proposal for a new single family dwelling on a corner site measuring approximately 92'x125' with lane access. The proposal is two and half storeys with a basement at about 42' overall height. There is a drop of approximately 6' from the northeast corner at the lane, to the southwest corner near West 18th Avenue. Parking is proposed in a 2-car garage off the lane. The proposal generally complies with the required setbacks. The building was shifted slightly northward to lessen impacts on the large tree at the southwest corner of the site.

The building design is generally symmetrical with hip roofs and a central feature entry porch facing West 18th Avenue. Materials include 2" thick split-face granite at the building base and chimney, with painted 3" cedar lap siding and shingles, painted wood windows, and an asphalt shingle roof with zinc gutters and downspouts.

Brenda Clark concluded with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

Please comment on the success of the architectural and landscape design in relation to First Shaughnessy HCA design guidelines, with specific reference to:

- a) Architectural design
 - i. Streetscape continuity
 - ii. 2 ½ storey expression
 - iii. Design consistency
 - iv. Window pattern and alignment
 - v. Front porch and entry door design
 - vi. Materiality and detailing (coordination)

- b) Landscape design
 - i. Estate-like setting
 - ii. Perimeter treatment, layering and filtered views
 - ii. Pedestrian entry sequence from street to front porch

Applicant's Introductory Comments:

Applicant Candice Ye, Designer, Double Link Design Inc. noted the objectives and gave a general overview of the project followed by the landscape design.

Applicant and staff took questions from Panel.**Panel's Consensus on Key Aspects Needing Improvement:**

THAT the Panel Recommends **Re-submission recommended** to the project with the following recommendations to be reviewed by City Staff:

To address the panel's consensus comments.

Summary of Panel Consensus CommentsArchitectural Design:

The panel thanked the applicant for changing from imitative to authentic materials as required in the First Shaughnessy Guidelines, and encourages to carry this through in the drawings and details.

The relationship of the lower floors to grade requires restudy to be more compatible with the streetscape. As currently proposed, the house looks like a 3 storey building as the basement is so high out of the ground. The 'basement' should be lowered significantly into the ground and with reduction of its ceiling height explored. A tripartite expression is required of homes in First Shaughnessy.

Review and further study roof slopes to ensure they work, are accurately labelled and meet First Shaughnessy requirements.

The west elevation's smooth wood panel component should wrap around the corners and be well integrated into the rest of the building.

The window locations on the basement level should correspond to the windows on the rest of the house.

Railings should be consistent throughout the building, and repeated at the sunken patio near the lane.

Landscape:

The front yard (18th Avenue) and side yard (Maple Street) needs more layered planting to filter views of the house, noting there is ample room to accommodate more planting.

Consider use of alternate paving material for the outdoor parking, noting issues related to durability, permeability and proximity to existing trees.

Arborist review of proposed construction and paving within tree protection zones is required. Construction in critical root zones can damage trees and is not generally recommended. The large tree at the southwest corner of the building requires further review, along with the trees near the lane and in the east yard along Maple Street.

Relocate the pathway from the main entry to the street to avoid street tree root zones.

Provide usable outdoor seating/social gathering spaces around the building for the owner to use and enjoy, in addition to the patio for the tenant.

Encourage use of more native plant material.

Panel Commentary

A Panel member noted although lawn is permeable, which helps with storm water absorption, it is not a durable surface for outdoor activity areas, and requires a level of very high maintenance. The Panelist suggested expanding the planting areas in the side yards, and using more durable materials such as wood decking, stone, and permeable pavers for higher use areas such as outdoor seating and gathering.

A Panel member suggested restudying the rear yard to improve functionality, and possibly raised decks underneath existing trees where needed, if practical.

Applicant's Response: The applicant team thanked the panel for their comments.