

**First Shaughnessy Advisory Design Panel
Agenda**

Date February 04, 2021
Time 4:15 pm
Place WebEx online meeting

Members	Frank Bailly	SHPOA		Present
	Shawn Blackwell	AIBC		NO
	Dwayne Cahill	Resident		YES
	Nicole Clement	SHPOA		YES
	Clinton Cuddington	AIBC		YES
	Erika Gardner	SHPOA		NO
	Alexa Gonzales	BCSLA		YES
	Dean Gregory	BCSLA		NO
	Vik Khanna	Resident	Vice-Chair	YES
	Diane Kunic-Grandjean	REBGV		NO
	Mollie Massie	VHC		YES
	Kathy Reichert	Resident	Chair	YES
	Richard Sirola	SHPOA		YES
	John Wang	Resident		NO
Liaisons	Colleen Hardwick	Councillor		NO
	Susan Chang	Staff		YES
	Ryan Dinh	Staff		NO
	Oliver Szeleczyk	Staff		YES
	May Sem	Staff		NO
	Kathy Cermeno	Staff		YES

Business

1. Welcome
2. The December 3, 2020 minutes approved following changes noted by Ms. Massie.
3. There were no project updates.

Reviewed items

Item 1 1677 West King Edward Ave

EVALUATION SUPPORT WITH RECOMMENDATIONS 9/0

Description New Development
 Review First
 Applicant Formwerks Architecture
 Delegation TBD

Introduction This is a proposal for a new Single Family Dwelling, mid block development facing south to West King Edward Avenue in vicinity to Marguerite street. The site is approximately 82' wide by 200' deep, and the rear of the site is accessible by a developed lane.
 The proposal features a 2.5 storey principal building and two detached accessory buildings in the back providing for 4 parking spaces, accessed by the lane.

The retention of existing trees and mature landscaping improves privacy and separation.

The home is a modern approach of a Grand American Craftsman.

The architecture has a tripartite composition that divides the facade into three parts: base, middle, and top. The base is expressed in robust material. Materials include the brick base, a two-storey stucco façade (pebble dash), and durable steel metal roof. Details are expressed in timber, limestone and granite.

Questions

General commentary on the success of the architectural and landscape design proposals as they relate to the expectations of the First Shaughnessy guidelines, and also specifically including:

Commentary on the materiality, mainly the proposed metal roof

Applicant's
Introductory
Comments

The applicant noted the project is responsive to the FSADP guidelines by being a traditional form of house characterized by the FSADP district. This is a grand American Craftsman.

The applicant noted the site has a strong-tripartite expression and at the front elevation a strong central axis line, that joins the roof top porch, the entry porch and the entry gate at the front.

To the right, the secondary axis gathers together the triple window gable on the right hand side, and the second floor windows

There is a double window dormer on the other side of the axis.

The applicant noted the reason they are calling it a grand American Craftsman is due to the project employing many of the traditional elements from the Craftsman design, such as dynamic wood detailing and all around the windows a thick robust detailing.

The applicant noted there is intention to be a little more modern than the traditional home in the FSADP district.

The main floor plan encompasses many of the traditional elements the owner wished for. The lounge area is suited for gathering sun along with the pool. The basement area is designed to have easy wayfinding to the washrooms and the gym area from the pool.

The applicant noted they included a unique feature, which is a sleeping porch, which allows for sleeping outside in warmer evenings.

The applicant noted they are asking for a small relaxation to the push the house forward for tree retention.

The goal is for landscape to compliment the architecture and the existing FSADP neighbourhood.

At the front yard, tried to create a semi enclosed exit view with trees, hedges and shrubs. There is an evergreen hedge at the front to create a controlled visual of King Edward towards the front yard.

There are two gravel side pathways, which create access from the side to the backyard. The character is very calm and comfortable. The existing trees are the focal points of the side yard and there is a semi high hedge to provide privacy of the neighbours.

Towards the backyard, there is an outdoor covered terrace with a kitchen. There is ample seating and lounge seating to the side of the pool. There is one covered trellis looking back to the house. There is a vegetable garden and a fig tree. There are 4 palm trees to the side of the pool. These also help in creating privacy to the neighbour. The materials used are all high quality.

Panel's
Consensus on
Key Aspects
Needing
Improvement

- Panelists expressed their appreciation with the design package, as it was easy to follow and provided all the information needed for a good review including a good explanation for relaxations.
- The design was appreciated with the tripartite expression and authentic materials used and good plant selection. Consider using smaller trees in the side yard.
- The panel noted the massing worked well.
- The massing and height has a strong central axis. There was some concern noted with the front massing and height
- A panellist noted the front yard setback makes sense however; there are issues with the overall building depth. The building depth should conform to the Shaughnessy Heritage Guidelines because there are no hardships noted.
- There was some concern with the metal roof. Some panelists noted their support as long as it is non-reflective and authentic material is used. Some panelists suggested using a zinc material.
- The panel noted appreciation for the separation of the garage to break up the massing.
- A panelist noted concern regarding the pool privacy with the opened trellis.
- A panelist noted to consider the rear elevation privacy, as you can see the pool and rear view from the back alley.
- A panelist suggested variation with the fenestration.
- There was concern the landscape was not in keeping with the guidelines, in particular, the front area needs more layering.
- Consider upsizing of the front hedge for screening and filtering. A panelist noted you want to avoid easy access to the front doorway.
- The front sidewalk is too wide. Consider reducing it from 12' to 6' & can be pinched at the gate with some planting.
- The panel supports the use of basalt and granite pavers.
- Panelists noted the use of good quality materials and natural materials is a positive and in keeping with the Shaughnessy guidelines.
- Windows could express more tripartite expression if they were shifted from the front of the house to the side. All windows should be complementary to each other.
- Front façade needs stronger porch roof, as the two smaller porch rooflines are distracting.