

First Shaughnessy Advisory Design Panel Minutes

Date February 13th, 2020
Time 4:00 pm
Place Main Floor Town Hall – RM110, Vancouver City Hall

			Present
Members	Frank Bailly	SHPOA	<input type="checkbox"/>
	Shawn Blackwell	AIBC	<input checked="" type="checkbox"/>
	Dwayne Cahill	Resident	<input checked="" type="checkbox"/>
	Nicole Clement	SHPOA	<input checked="" type="checkbox"/>
	Clinton Cuddington	AIBC	<input checked="" type="checkbox"/>
	Erika Gardner	SHPOA	<input checked="" type="checkbox"/>
	Alexa Gonzales	BCSLA	<input checked="" type="checkbox"/>
	Dean Gregory	BCSLA	<input checked="" type="checkbox"/>
	Vik Khanna	Resident	<input checked="" type="checkbox"/>
	Diane Kunic-Grandjean	REBGV	<input type="checkbox"/>
	Mollie Massie	VHC	<input checked="" type="checkbox"/>
	Kathy Reichert	Resident	<input checked="" type="checkbox"/>
	Richard Sirola	SHPOA	<input checked="" type="checkbox"/>
John Wang	Resident	<input checked="" type="checkbox"/>	
			<input type="checkbox"/>
Liaisons	Colleen Hardwick	Councillor	<input checked="" type="checkbox"/>
	Hamid Shayan	Staff	<input checked="" type="checkbox"/>
	Ryan Dinh	Staff	<input checked="" type="checkbox"/>
	Haizea Aguirre	Staff	<input type="checkbox"/>
	Kathy Cermeno	Staff	<input type="checkbox"/>
	May Sem	Staff	<input checked="" type="checkbox"/>

Business

- Welcome
- Approval of minutes for January 23rd, 2020 with amendments:
 Under Panel's comments section, *Considerations to retain east dormer and to use half-timber elements on side elevations* AMEND to read *using opaque glass in window to hide the view of the chimney.*

Reviewed items

Item 3 3775 Angus Drive

EVALUATION Support with Recommendations (7 favour, 4 opposed)

Description New Build – non protected property
 Review First
 Applicant Scott & Scott Architects
 Delegation Susan Scott, Architect, Scott & Scott Architects
 Olivia Bull, Designer, Scott & Scott Architects
 Julie Hicks, Landscape Architect, Viewpoint

Introduction This is a proposal for a new single family dwelling on an approximately 70'x160' mid-block lot with no lane access. The site has a drop of approximately six feet from the front property line to the rear of the property. The proposal is two and half storeys with a basement at 44.95' overall height. Parking is proposed in a two-car garage in the basement, accessed

along a driveway that follows the existing contours of the north edge of the site. The proposal also meets footprint regulations per district schedule and retains all existing trees and retaining wall at the north adjacent property. The main house demonstrates a tripartite expression referencing English Arts and Crafts style with 8:12 pitch roof facing the front street. Materials include square-cut granite at the basement and chimney, red brick for the main floor, concrete panels and fins for the upper floors, state roof shingle, and wood windows and detailing.

Per the guideline, "Architecture in First Shaughnessy includes a variety of styles and architectural expressions. Contemporary architectural ideas may be considered in a proposal demonstrating a rigorous design process and a high degree of compatibility with other buildings on the site, neighbouring sites and streetscape."

Questions

Commentary on the success of the architectural and landscape design proposals as they relate to the expectations of the First Shaughnessy guidelines as follow:

- a) Robust expression of contemporary architectural design
 - i. Front porch detailing
 - ii. Composition of windows
 - iii. Materiality
- b) Landscape design
 - i. Building & landscape relationship
 - ii. Entry sequences from the street to the front porch

Applicant's Introductory Comments

The site has some peculiar hardships including no lane access, northern trees retention, significant grade change, and narrow rear yard. Therefore, a detached garage with manoeuvring (maneuvering) space in rear yard is not desirable. The proposed attached garage will respect the tree retention zone, and allow the enjoyment of the backyard.

The design rationale is to ensure that the new house fits in the neighbourhood. The proposed building has traditional form with contemporary approach. The use of materials and detailing is reminiscent of similar timber structures in the area, in a more modern and contemporary interpretation. Traditional sleeping porch element on the front and rear of the building with steel railings, which is reminiscent of cast iron gates and railings that were used in the original house. Proportions of windows are similar to most of the First Shaughnessy houses, and works in rhythm of the concrete panels in the front façade.

The existing large birch tree in the front yard will be removed due to its existing condition. As a result, the front yard will appear larger in space. The driveway access is maintained at its current location, and slopped down following existing grades. Existing retaining walls in the north are retained to protect the roots of the existing trees and hedges.

The front yard will separate the pedestrian and vehicle entry with rows of small trees. A new Magnolia tree is proposed in the rear yard to replace the birch tree.

Panel's
Consensus on
Key Aspects
Needing
Improvement

- General support of the massing and siting of the building, as well as the contemporary tripartite expression, and the use of high quality materials such as slate roof, wood windows, and refurbishing brick.
- Support of the attached garage which helps to enhance landscape in rear yard
- Panel members appreciated that applicant followed the guidelines and integrating contemporary expression with traditional elements.
- The window composition and the minimal window openings in side yard are appreciated.
- Positive response to tree retention strategy and proposed outdoor space. and overall landscape design.
- Recommendations to provide granite or brick for the front landscape to match house rather than limestone.
- Considerations to change the height of the front gate to not accentuate the driveway and provide better relationship to the hedges.
- Considerations to provide solid and robust profile for metal works.
- Concerns about the vertical and depth of the fin elements that have shadow impact to the windows.and how it will tie in with the look of the house. Recommendations to explore softer appearance.

Consider how the house will affect the privacy of the rear neighbour.