

**First Shaughnessy Advisory Design Panel
Minutes**

Date December 16, 2021
Time 4:00 pm
Place WEBEX / 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"/>
	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 checked="" type="checkbox"/>
Kathy Reichert	Resident	Chair	<input checked="" type="checkbox"/>	
Richard Sirola	SHPOA		<input checked="" type="checkbox"/>	
Liaisons	Colleen Hardwick	Councillor		<input type="checkbox"/>
	Brenda Clark	Staff		<input checked="" type="checkbox"/>
	Ryan Dinh	Staff		<input checked="" type="checkbox"/>
	Susan Chang	Staff		<input type="checkbox"/>
	Kathy Cermeno	Staff	Minutes	<input checked="" type="checkbox"/>

Business

1. Welcome
2. Business Arising
 - new appointments September 2021 (Joel Massey);
 - new appointment January 2022 (Maciej Golaszewski);
 - new staff liaison (Brenda Clark);

Reviewed items

Item 1	1657 West King Edward Avenue
EVALUATION	SUPPORT WITH RECCOMENDATIONS (9/0)
Description	New Building-non protected property Proposal
Review	First
Applicant	Formwerks
Delegation	TBD

Introduction

This is an application for a new single family dwelling on a 82'x200' mid-block lot with lane access. The site is located on the north side of West King Edward Avenue east of Marguerite Street. It will replace a 1951 house upgraded in 1985. The proposal is two and half storeys with a basement at 44.5' overall height. The main floor is 1.4 m above grade at the south and north. The proposal meets footprint regulations per district schedule. The proposal includes converting the existing driveway from West King Edward Avenue to pedestrian access, and proposes a new 4-car garage to be built along the lane.

The proposal incorporates:

- Prominent steep pitched roof with cross-ridge, with gable dormers articulating the primary roof form.
- Generous front entry porch
- Stone base and chimneys
- Pebble dash stucco with battens, and decorative horizontal panels
- Wood casement windows with divided (lites) lights and detailing
- Asphalt shingles in a neutral colour
- Wood pergola element along West King Edward

The proposal generally conforms with First Shaughnessy requirements and guidelines. Items for discussion include tree removal along the east, lane and site perimeter, as well as overall pedestrian and vehicular site circulation.

Questions

Please comment on the success of the architectural and landscape design proposals as they relate to First Shaughnessy guidelines, including:

- a) Robustness of architectural expression
 - i. Front porch detailing
 - ii. Window composition
 - iii. Materiality and colour
- b) Landscape design
 - i. Building in relation to the landscape, including placement to ensure tree retention
 - ii. Entry sequence from the street to the front porch
 - iii. Pedestrian access from the garage to the house
- c) Site circulation and proposed 4-car garage at the lane

Applicant's Introductory Comments

The front elevation takes advantage of the height. The main central feature is the gable. To the right on the main floor a porch looks over the front yard. The site has a strong stone base with a well-articulated two-storey design. The (tri-partied) tripartite expression allowed dividing the front and

the back of the house. Off the back of the house there is another gable that gives a proper two-storey expression to the back yard.

The roofs fulfill the requirements of the FASDP district. There is a large hedge in front. With the pergola and the filigree planting, and the base planting at the building, this will respond to the FSADP requirements to get a glimpse of the front yard rather than a full blockage. There is a lot of tree canopy on the side yards that allows bringing as much light inside the house. It is a large house maximizing the floor space ratio, therefore wanted to ensure enough light is coming into the house to maximize the needs of the family. The intention of the main gable is to provide a grandness to the site. For the accessory building, the owner is requesting 4-car garage as the owner works with cars.

Landscape:

The intent is seeking protection from the (busyness) busy traffic of King Edwards St, as a response created a layered sequence of planted filigree, cedar hedge on the property line, and vines and the addition of 10 new trees. Presently there are no trees in the front yard. Adding texture and layering to the front yard.

The pedestrian entrance has an oversized recess that allows for visual connection to the front yard and front entrance. The oversized entrance allows for breaking in the massing.

There are two secondary pathways to connect the side yards.

The east side yard is lacking a vertical element, therefore adding a rhythm of columnar trees with a linear privacy hedge. There is raised planting beds for seasonal planting. The landscape is really about the enjoyment of the space for the family and catching as much sunlight as possible.

At the northeast corner of the property there is a chestnut tree accompanied by a raised patio that is the grand statement piece.

Panel's Consensus on Key Aspects Needing Improvement

- The panel noted it was a good presentation with excellent architecture, good sighting and (tri-partied) tripartite expression;
- There were no issues with the 4-car garage (as there is enough room) because the property is very large.;
- The skylight is concealed and provides much needed light to the porch;
- The Landscape is well layered and appreciated;
- The patterning in the landscape is clever;
- The majority found the front trellis unusual but a positive feature;
- A panelist noted the trellis should not be at the front of the lot;
- A more diverse (P) planting is recommended and the plant list was not detailed enough;
- The climbing vines at the front trellis and the ground cover was not provided in the materials submitted;

- There was concern with the patio design(ed) developing into the root zones;
- Consider another material to the pea pebble as it can track everywhere;
- Encourage the retention of the trees and consider the impact of the removal of trees;
- There was concern over the prominent roof, because it shows so much consider more natural material rather than asphalt shingles;
- There was some heritage concerns with the windows. (and) The top light needs to be stretched out and there needs to be front side lights at the front door that match the windows;
- There was a couple concerns with the colour palette;
- Generally, the side yards were appreciated.