

First Shaughnessy Advisory Design Panel Minutes

Date June 27, 2019
Time 4:00 pm
Place Business Centre Room, Vancouver City Hall

			Present
Members	Frank Bailly	SHPOA	<input checked="" type="checkbox"/>
	Shawn Blackwell	AIBC	<input checked="" type="checkbox"/>
	Dwayne Cahill	Resident	<input checked="" type="checkbox"/>
	Nicole Clement	SHPOA	<input type="checkbox"/>
	Clinton Cuddington	AIBC	<input 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 checked="" type="checkbox"/>
	Mollie Massie	VHC	<input checked="" type="checkbox"/>
	Kathy Reichert	Resident	<input type="checkbox"/>
	Richard Sirola	SHPOA	<input type="checkbox"/>
John Wang	Resident	<input checked="" type="checkbox"/>	
		Vice-Chair	
		Chair	
Liaisons	Colleen Hardwick	Councillor	<input checked="" type="checkbox"/>
	Susan Chang	Staff	<input checked="" type="checkbox"/>
	Ryan Dinh	Staff	<input checked="" type="checkbox"/>
	Haizea Aguirre	Staff	<input checked="" type="checkbox"/>
	Kathy Cermeno	Staff	<input checked="" type="checkbox"/>
		Recording	

Business

1. Welcome
2. Election of new chair
 - Vik Khanna (Resident) voted as Vice Chair
 - Kathy Reichart (Resident) voted as Chair
3. Minutes of October 18, 2018 approved
4. New staff liaisons: Haizea Aguirre and Ryan Dinh
5. Project updates:
 - 3737 Angus Refer to prosecution
 - 1588 Laurier Approved without going to FSADP
 - 1296 Wolfe Ave Approved without going to FSADP
 - 1275 Laurier Approved without going to FSADP
 - 1427 W King Edward New application
 - 3333 Cedar Crescent New application
 - 3390 Maple New application
 - 1426 Laurier Withdrawn
 - 3302 Cedar Crescent Minor amendment
 - 3388 Cedar Crescent Minor amendment
 - 1603 Matthews Ave Minor amendment

Reviewed items

Item 1	3823 Cypress – Deferred
Item 2	3410 Marpole
EVALUATION	Support with Recommendations (9 in favour, 0 abstentions, 0 against)
Description	New Building
Review	First
Applicant	Scott Posno Design
Delegation	Ron Rule, Ron Rule Consultants Dane Thompson, Ron Rule Consultants
Introduction	This is a proposal for a new single family dwelling, with 2 and half storeys plus cellar. The site has an irregular shape with no lane; street frontage along Marpole Avenue is about 200 feet. The main house demonstrates a tripartite expression within an asymmetrical formal massing, referencing the English Arts and Crafts style with 11:12 hip roof with ridge running across the site. A new garage is proposed at the East side of the property using the existing car access from Marpole Avenue. Materials include cedar shingle roof, stone and cedar shingle cladding, brick chimney, and wood windows and detailing. The building is 41.42' in height.
Questions	<ol style="list-style-type: none"> 1. Commentary on the location of the garage and outdoor pool 2. Commentary on the architectural expression and landscape proposal in relation to the First Shaughnessy guidelines
Applicant's Introductory Comment	The access to the house is through vehicular access to minimize disturbance to landscape. Proposed materials follow the expectations of First Shaughnessy Design Guidelines.
Panel's Consensus on Key Aspects Needing Improvement	<p>Landscape: The approach was to maintain and enhance the existing garden. No tree is being removed; additional 11 new trees are proposed. The existing yew hedge provides screening for the garage and most of the property. The swimming pool and spa highlight the western portion of the property. Sunlight fills the south garden with a covered outdoor area; with existing trees and evergreen shrubs providing privacy.</p> <ul style="list-style-type: none"> • Support of garage location and pool location, noting the proposed pool location is improved and screened by the ever green magnolia. Recommendation to improve the access and usability of the pool from the house. • Support of the proposed building, materials and landscape design. • Recommendation to provide separate pedestrian access to reveal the architecture of the house was discussed in detail and Design Guidelines 3.3.4 was referenced. • Recommendation to align the fence and trellis structure perpendicular to the house rather than at the end of the driveway; • Consideration to provide energy saving and green system (i.e. solar panels, heating system, geo thermal for the pool.)