

First Shaughnessy Advisory Design Panel
MINUTES of Meeting
September 13, 2012 - 4:00 pm – 5:38 pm

Present:	Robert Miranda	Chair, Resident Member at Large
	Katherine Reichert	Vice- Chair, Resident- SHPOA
	Kerri-Lee Watson	Resident Member-at-Large
	Sabine Wood	Resident Member-at-Large
	Clinton Cuddington	AIBC
	Paul Sangha	BCSLA
	Jennifer Stamp	BCSLA

Regrets:	George Affleck	Councillor, City of Vancouver
	Erika Gardner	Resident-SHPOA
	Alastair Munro	Resident-SHPOA
	John Chan	SHPOA - Resident
	Linda Collins	Resident Member-at-Large
	Jim Bussey	AIBC
	Lisa McIntosh	Real Estate Board
	David Cuan	Heritage Commission

City Staff :	Tim Potter	Development Planner, UDDPC
---------------------	------------	----------------------------

Recording Secretary: Samantha Luk

AGENDA

Business:

1. Review of Minutes dated August 2, 2012 and August 23, 2012.
2. Project Updates

New Business:

Address: 4049 Cartier Street
Inquirer: Loy Leyland
Status: Application
Review: Second

MEETING

Business, 4:11pm – 4:37pm:

Chair Robert Miranda called the meeting at 4:11pm and noted that there was no quorum.

1. Review Minutes of: August 2 and August 23.

Motion was made to pass the Minutes. Seconded; Passed.

2. Project Updates:

- 1050 Laurier: This project continues to develop and should appear in the near future.
- 1695 Angus: This project has come in as an enquiry to construct a new house on the site with a fire damage house.
- 3660 East Boulevard: This project has resubmitted revised material for staff to review.

4:37pm – 5:38pm:

1. **4049 Cartier Street**

Mr. Leyland presented the project with a number of revisions. The proposed driveway crossing will move southwards, thereby decreasing the slope and jeopardizing fewer trees. On the south end of the building, hard surfaces have been reduced and the overhang removed. A cupola has been added and the skirt roof has been removed to articulate the massing with vertical elements. The front yard is set back 50 feet to ensure more privacy.

Ms. Hicks discussed the updated revisions to the landscape design. The proposed driveway will be pushed south and will carefully be brought through the trees. The oak tree will not be retained as it frames the property and maintains the heritage feel of the site. Permeable paving will be used throughout the driveway; this paving is designed to absorb water. All perimeter trees will be retained to keep the shade, and the auto-court will be reduced in the back to maintain more greenery. The size of the light well and patio in the back will be reduced to allow for more garden. A granite wall will provide screening for the garage and a hedge will be planted behind the wall to create layering. Planting on the lane will soften and will include a low ground cover type shrub to make the lane entry more street like.

Questions from the Panel:

Mr. Leyland took questions from the Panel.

Applicants responded with further information:

- There will be a storm water retention tank, hopefully under the driveway.
- The hedge will extend around the property and planting will be layered to ensure the house is screened from the street.
- Decorative pots and miniature trees will added underneath the porte-cochere .
- Two oak trees and one beech tree at the front of the property will provide a canopy in the summer, but not in the winter.
- The crossing will be setback 33.5 feet from the stop sign.
- The roof colour will be dark grey/black and the paint colour will be comox sage and oxford ivory.
- The granite stone wall will be salt and pepper in colour.

Planning Comments to the Panel:

The Panel reviewed this proposal on July 12, 2012. This is a proposal for a new house construction on a site which contains a post date house (1953) and retention is not sought by staff. Planning does not support the proposed vehicle access from Cartier or on-site paving of the rear and side yard (open) is contrary to the intent of the ODP and Guidelines and reduces the opportunities for landscaping. The site does has lane access.

Planning Questions to the Panel:

- Have the revisions adequately addressed the Panel's previous comments?
- Comments on the proposed vehicle access from Cartier Street.
- Comments on the proposed landscaping of the open side yard condition at Cartier Street.
- Have tree retention and replacement measures been addressed in the design?

Panel's Comments:

- The panel would like to see changes to the landscape including less of a hard edge and more vegetation to allow for a more filtered view for pedestrians.
- One member likes the positioning of the house.
- There is also concern that the connectivity in landscape between the streetscape and house is lacking.
- One member believes that the auto-court entrance at the front of the property is successful, as it looks more like a pedestrian entrance.
- The panel appreciates that more large trees are being retained but suggest that larger trees should be added in the rear yard to create a more filtered look.
- There are still concerns with the driveway and the panel is not in support of the crossing. The driveway has doubled in length, which has reduced the amount of landscape on the property.
- The panel appreciates the use of permeable pavers but there is concern that they will migrate because they do not interlock. They must be installed properly.
- The overhang issue should be reviewed and mitigated.

- There are concerns that the cupola does not feel balanced or connected to the rest of the house and makes the massing look larger.

Summary of the Panel's Comments:

While the applicant did make some changes to the project, there are still some major concerns. The panel would like to see changes to the landscape to allow for more vegetation and a filtered view. Only one panel member is in support of the extended driveway and second crossing and none of the panel members are in support of the proposed cupola.

Motion:

None. The panel would like to see this project come back for another review after the applicant addresses the issues brought up at this meeting.