

**First Shaughnessy Advisory Design Panel**  
**MINUTES of Meeting**  
**June 21<sup>st</sup>, 2012 - 4:00 pm – 5:30 pm**

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<b>Present:</b>	Robert Miranda	Chair, Resident Member at Large
	Katherine Reichert	Vice- Chair, SHPOA
	John Chan	SHPOA
	Erika Gardner	SHPOA
	Alastair Munro	SHPOA
	Linda Collins	Resident Member-at-Large
	Clinton Cuddington	AIBC
	David Cuan	Heritage Commission
	Lisa McIntosh	Real Estate Board

<b>Regrets:</b>	Kerri-Lee Watson	Resident Member-at-Large
	Sabine Wood	Resident Member-at-Large
	Jim Bussey	AIBC
	Paul Sangha	BCSLA
	Jennifer Stamp	BCSLA

<b>Council Liason:</b>	George Affleck	
<b>City Staff :</b>	Tim Potter	Development Planner, UDDPC

**Recording Secretary:** Samantha Luk

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**AGENDA**

**Business:**

1. Review of Minutes of May 31, 2012
2. Project Updates

**New Business:**

Address: 3660 East Boulevard  
Inquirer: Andrew Cheung Architects  
Status: Application  
Review: Second

## **MEETING**

**Business, 4:18pm – 5:38pm:**

Chair, Robert Miranda called the meeting at 4:45pm and noted that there was no quorum.

1. Review of Minutes of May 31<sup>st</sup>, 2012: Minutes were not adopted, as there was no quorum.
2. Project Updates: None

### **New Business**

#### **1. 3660 East Boulevard Avenue**

Presentation: Andrew Cheung and Ron Ruehl

Mr. Cheung discussed how the project has developed and described the modifications that have been made from the previous discussion. The massing of the house is modeled after a French country style, as this was the preference of owner and the design panel. The building will be set back, more than the required amount to allow for more space around the house. Due to the trees and landscaping in the front yard, only the top of the house and roof will be visible from the street. In the updated proposal, smaller windows have replaced wider windows to go along with a French country style house. The backside design of the house will tie in with the garage as the material and finishes will be the same. The building will have a rough rock dash stucco finish while the chimney caps will have a terra cotta type finish. The window trims will be comprised of limestone.

Mr. Ruehl commented on the landscape design of the proposal and noted that there is a 17 foot elevation drop from the street to the main floor of the property. There will be a new granite wall in the front as well as a double stairway to be visually pleasing for the residents to look down upon. From the street, the granite wall, 6 foot hedge, and 16 trees will be visible. There will be a lot of layering throughout the garden, with a cedar hedge surrounding the property and a fountain in the stairway. Fruit trees will be introduced in the backyard, and the sports court will be situated next to the garage.

#### **Questions from the Panel:**

Mr. Cheung and Mr. Ruehl took questions from the Panel.

Applicants responded with further information:

- The retaining wall in the front side is a proposed condition and there will not be a retaining wall on the side.
- The front wall will be totally covered in granite

- Due to an elevation change, the stucco will be applied to the inside of the concrete wall and a wood fence will be above it. The stucco will be the same colour as the house.
- At the front of the house, Sun Valley Maple, Linden, and Tilia trees will be introduced at around 15-20 feet and will grow to become 40-50 feet high. All the trees in the front yard will be deciduous trees.
- The sports court in the backyard will be made of black asphalt and will be mostly visible from the lane. The sports court will be open and not blocked off from the laneway.
- The elevation from the garage to the main floor will be 3 feet.

**Planning Comments to the Panel:**

The Panel reviewed this proposal on September 22, 2011 as an Enquiry. The project has been submitted as an application and the notification has been sent to neighboring sites.

**Planning Questions to the Panel:**

The Director of Planning would like your comments on the proposal with regard to the FSODP and Guidelines, and in particular on the revisions to the design.

**Panel's Comments:**

- Most panel members are happy with the updated design and believe it is more cohesive than the previous designs.
- There is apprehension from panel members that the neighbour's concerns over the project are not being addressed adequately.
- There is concern about using black asphalt as the roofing material since the roof will be visible from the street.
- There is concern about the front landscape and whether the mature trees will have an effect on the neighbour's views.

**Summary of the Panel's Comments:**

The panel seems to generally support the design of a French country style home, but wishes to see some simplification. There is concern regarding roof material and the sports court in the lane in terms of material, colour, and noise for the neighbours. The height of the building is a technical issue that will be addressed by the city. There is also some concern with the landscape at the front of the house in terms of plant materials, and how the landscape will develop regarding eventual height.

**Motion:**

None as there was no quorum.