

First Shaughnessy Advisory Design Panel
MINUTES of Meeting
July 12th, 2012 - 4:00 pm – 5:30 pm

Present:	Robert Miranda Katherine Reichert Erika Gardner Alastair Munro Linda Collins Clinton Cuddington Paul Sangha Jennifer Stamp David Cuan	Chair, Resident Member at Large Vice- Chair, Resident- SHPOA Resident-SHPOA Resident-SHPOA Resident Member-at-Large AIBC BCSLA BCSLA Heritage Commission
Regrets:	John Chan Kerri-Lee Watson Sabine Wood Jim Bussey Lisa McIntosh	SHPOA - Resident Resident Member-at-Large Resident Member-at-Large AIBC Real Estate Board
City Staff :	Ann McLean	Development Planner, UDDPC

Recording Secretary: Samantha Luk

AGENDA

Business:

1. Review of Minutes of June 21, 2012
2. Project Updates

New Business:

Address: 4049 Cartier Street
Inquirer: Loy Leyland Architect
Status: Application
Review: First

MEETING

Business

Chair, Robert Miranda called the meeting at 4:18pm and noted that there was a quorum.

1. Review of Minutes of June 21st 2012: Minutes were not adopted as panel members did not have a chance to review them.
2. Project Updates: There were no project updates.

4:23pm – 5:33pm:

1. 4049 Cartier Street

Mr. Leyland stated that this will be a new house on a post date 1940s property. The house will be of a colonial revival style with a porte-cochere in the front and parking in the back from the lane. Furthermore, there will be detached garage in addition to an attached garage. A hip roof is intended to keep the massing down and is also a proposed new vehicular access on Cartier Street. Gate posts will also add to the grandeur of the property.

Landscaping

Currently, the landscape is unkept and overgrown. There are large trees along the perimeter, some of which will have to be taken down because they are diseased. The proposed plan will introduce new planting, which will include large areas of lawn, taller shrubs, and layered landscaping. A new hedge for privacy will be planted in addition to a 3 feet high stone retaining wall which will match the stone of the building. There is a grade change at the front of the property and the entry court will consist of concrete pavers. The width of the driveway will be built to the minimum allowable standard.

Questions from the Panel:

Mr. Leyland took questions from the Panel.

Applicants responded with further information:

- The landscape style is to create large space with crisp edges and will respond to the size and massing of the house.
- The 2% slope in the front yard leads into the 20% slope outside the property.
- Planting will extend to the sidewalk in front of the porte-cochere and the existing slope will be retained without a retaining wall.
- The granite for the stone wall will be salt and pepper in colour.
- The roofing material will be made of duroid.
- The cedar hedge for privacy along King Edward Ave will be approximately 8 feet.
- Some existing larger shrubs will be removed while some will be kept.
- Most of the existing trees with the exception of a couple of trees in the back and one tree on the corner of King Edward Ave and Cartier street.
- There currently isn't an arborist report on the trees at the front of the property.
- The tree re-placement bylaw will be met.
- There is no specific reason why a hedge is being proposed instead of a fence.
- The vehicular turning radius is adequate for the driveway.

- The new driveway access off Cartier street is situated where it is because it is constricted by the existing 2 trees in the front.
- The garage will be partially hidden from Cartier Street as there will be a 3 feet slope up.

Planning Comments to the Panel:

This is an application. No enquiry proposal was submitted for review by Staff and the FSADP. The existing house on the site is post-date (1953) and retention is not sought by Staff. Planning does not support the proposed vehicle access from Cartier or on-site circulation. Planning does not support a new vehicle crossing on Cartier and believe the extensive paving of the rear is contrary to the intent of the ODP and Guidelines and diminishes opportunities for landscaping. The site does have lane access.

A kitchen is proposed in the basement. The FSD zone does not allow for Secondary suites.

Planning Questions to the Panel:

The Director of Planning asks the Panel for their comments on:

- The relationship of the siting of the house to the neighbour,
- The relationship of the house to the front at King Edward Avenue
- The proposed vehicle access from Cartier street
- The proposed tree retention and removal
- The proposed landscape plan with regard to creating a “landscaped vestibule at the entry” and outdoor spaces with character of their own; and for other comments on the proposal with regard to the FSODP and Guidelines

Panel’s Comments:

- There are concerns with the choice of roof material and some members would like to see the use of an alternate material if cedar shingles are not an option to keep with the estate like character.
- Some members do not support the street crossing off Cartier street.
- The panel feels that the slope and shape of the driveway is awkward. They are also concerned with the steep grade change at Cartier and feel that a more gradual slope would be favorable.
- There is a concern that the garage is too visible from the street. More vegetation should be added and landscape with a layered and filtrated look is needed to help address this issue.
- One panel member suggested possibly moving the garage to the east toward Cartier .
- One member has concerns with location of the proposed chimney and that it may be too close to the bathroom windows.
- Landscape filtration is needed on the east elevation to ensure privacy between the neighbours.
- One member would like to see an arborist report on what the impact on the root

zones will be especially around the porte-cochere.

- A review of the tree replacement bylaw should be completed as one member is unsure whether the bylaw is being met.
- There is concern with the depth of the well and more planting will help address this issue.
- There is a generous roof overhang on the project and the planting beds skirting the building will not receive enough water during the winter and plants may die. There is a suggestion to pull the landscape beds further out to create a lush green band around the base of the building.
- The massing of the building seems to be eroding the estate like character of the property as it feels too spread out across the site. The workability and depth of the veranda is of concern as well.
- One member would like to see the house more centered on the lot from an east/west perspective.
- There are concerns with the vehicular circulation and panel members feel that it needs to be addressed.
- There is a grandeur to the house but it is only occurring in the horizontal. The formal front is working well but the turret centrally located on the south façade is undermining it as a front elevation to look as a side elevation. A vertical emphasis would be helpful to address these issues and to allow for two fronts of the building to emerge.

Summary of the Panel’s Comments:

There are some concerns with the siting of the house, the vehicular circulation and the treatment and size of the well. The panel would like to see a different roof material be installed and issues surrounding the planting beds and roof overhang addressed. To make the face of the garage less visible from the street, more plants are needed to achieve a layered landscape effect. Additionally, panel members would like to see an arborist report and assurance that the tree replacement bylaw is being met. A verticality emphasis should be investigated should be completed and figuring out how the King Edward street façade can be worked into reinforce the implied setback of the neighbouring properties in the study of the lower veranda.

Motion:

A motion for the project to be brought back with the comments of the panel members and city staff addressed was approved. Moved by Linda Collins; Seconded by Alastair Munro; All in favour; Carried.

Meeting adjourned at 5:42 pm.