

First Shaughnessy Advisory Design Panel
MINUTES of Meeting
August 2, 2012 - 4:00 pm – 5:12 pm

Present:	Robert Miranda	Chair, Resident Member at Large
	Katherine Reichert	Vice- Chair, Resident- SHPOA
	Erika Gardner	Resident-SHPOA
	Alastair Munro	Resident-SHPOA
	Kerri-Lee Watson	Resident Member-at-Large
	Linda Collins	Resident Member-at-Large
	Jim Bussey	AIBC
	Paul Sangha	BCSLA
	Jennifer Stamp	BCSLA
	David Cuan	Heritage Commission
	George Affleck	Councillor, City of Vancouver

Regrets:	Sabine Wood	Resident Member-at-Large
	John Chan	SHPOA - Resident
	Clinton Cuddington	AIBC
	Lisa McIntosh	Real Estate Board

City Staff :	Tim Potter	Development Planner, UDDPC
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Recording Secretary: Samantha Luk

AGENDA

Business:

1. Review of Minutes
2. Project Updates

New Business:

Address: 3837 Alexandra Street
Inquirer: Benjamin Ling, B. Ling Architect, Inc.
Status: Enquiry
Review: First

MEETING

Business, 4:11pm – 5:12pm:

Chair Robert Miranda called the meeting at 4:11pm and noted that there was a quorum.

1. Review of Minutes of: February 16, May 31, June 21, and July 12.

- Amendments will be made to May 31 and July 12 Minutes and resubmitted.

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

2. Project Updates

- 4049 Cartier St: The applicant is working on the feedback from the Panel review of last meeting.
- 3660 East Boulevard: The application team has been asked to reduce height
- 1300 W 15th Ave: The project under construction was reviewed by inspections and staff. The job was stopped for a period due to some discrepancies with the infill and the main building. The issues under review were corrected by the applicant team.

4:15pm – 5:33pm:

1. 3837 Alexandra St – First Enquiry

Mr. Ling stated that the existing house is classified as Heritage class B on the Heritage register and Heritage class A on the Shaughnessy register. The house is sited far back into the property and is 104 feet from the front property line. The existing house was built in 1910 and has a total floor space of 8000 square feet. The current house has a full main and second floor, a semi livable attic and the height of the basement is 6 feet. Mr. Ling stated that the condition of the house is average, it is not run down but it is also not well kept. The exterior of the house has a stucco finish with a layer of cedar shingles underneath. The trims of the windows are original. The original house had a covered porch on the north side that was previously removed.

The proposed house will add square footage to total 14,000 square feet with the addition of two stories. The bottom stucco will be removed and converted to cedar shingles. The parking arrangement will follow the original driveway, slope down 3 to 4 feet into an auto court behind the house, and into a 3-car garage in the basement. The steps at the front of the house will be converted back into the original style. A covered porch will be built at the back of the house and will be considered as an indoor space. The two additional elements on the main floor will replicate the original geometry of the house and will have a steep 12 to 14 feet pitched roof. The solarium with a skylight in the basement will provide natural light.

Questions from the Panel:

Mr. Ling took questions from the Panel.

Applicant responded with further information:

- The rear yard setback is in compliance.
- There will be a sunken garden next to the auto court at the back of the property.
- The vehicular turning radius in the motor court is sufficient.
- The new addition added to the attic will not be livable.
- The plans do not indicate any fireplaces in the house, but there will be fireplaces in the house.
- The roof will be made of cedar shingles.
- The existing height of the house is 40 feet and the architect will be seeking relaxation of 5 feet from the allowable 35 feet.
- The basement will be dug out 9 feet.
- The existing exterior foundation will be removed and replaced. It will also be backfilled but not visible.

Planning Comments to the Panel:

This proposal is to renovate, restore, and make additions to the existing house which is listed Heritage B on the Vancouver Heritage Register. The proposed additions are located to the north side of the house and to the rear preserving the majority of the existing house and its street facing elevation.

Planning Questions to the Panel:

Does the proposal bring a sensitive response to the existing house? Does the Panel have additional comments and feedback on the proposal relating to the FSODP and Guidelines?

Panel's Comments:

- The panel commends the architect for retaining the existing house and restoring the heritage features of the original house. Moreover, they feel that the proposed additions are sensitive to heritage characteristics of Shaughnessy.
- Some members are uneasy about the solarium wrapping around the corner of the house and prefer a square shaped solarium. Members would also like to see the solarium more in keeping with the heritage look.
- One member hopes the city will allow for a relaxation in height.

Motion:

None as this was an enquiry.

Meeting adjourned at 5:12pm.