

Director of Planning
City of Vancouver Planning Department
2675 Yukon Street
Vancouver, BC
V5Y 3P9

Attn.: Patrick Chan

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2991 SW Marine Dr. Design Rationale for Development Permit

Part 1 - Zoning

General:

The subject property is located at 2991 SW Marine Dr. The property falls under RS-5 Zoning District Schedule, and is subject to RS-5 Design Guidelines. The site area is 15877 square feet. The proposed project is a new two storeys house with full basement, an attached grange and a detached two car garage accessed from the street.

Building Height:

Proposed building height is 32.00' (9.75m). Maximum allowable height is 32.5' (9.91m) as per RS-5 Zoning District Schedule.

Setbacks:

All building setbacks are within the requirements of the RS-5 Zoning District Schedule.

FSR:

Conditional approval for building areas are being sought as follows:

1. Above grade floor space ratio of 0.24 plus 130 sq. meters (5209.88sq. ft)
2. Total proposed floor area of 8810.48sq. ft (0.70 FSR=11113.90 sq. ft)

Site Coverage:

Building and impermeable materials areas are within the requirements of the RS-5 Zoning District Schedule.

Building Depth and Width:

Building width and depth are within the requirements of the RS-5 Zoning District Schedule.

Part 2 - Design

Streetscape Summary:

The existing streetscape is a mixture of landscape and house styles referencing different architectural periods and built at different years of neighborhood's development and outright. our design massing related to the two development houses, they are all "Traditional style", in a RS-5 zone typically means "simple Craftsman style" A number of key design elements provide overall design influence. These elements are described below.

Response:

Our design attempts to blend a cohesive mixture of positive design elements, including massing and materials from all three adjacent properties. Similar horizontal roof lines are consistent in our proposed design along with the height of the main floor level. In addition to general massing, we have proposed the use of more traditional wood details throughout our design.

The overall massing and roof-form is compatible with the adjacent houses. The roof-form chiefly references House #1 and # 5; the eaves line references Houses #1 and #5; the asymmetrical projecting hip volume at the front references houses #1 and #2.

The overall height, we kept to 32' so as to be more sympathetic to the immediately adjacent houses.

Design Sources:

Principle design elements we found as a common thread on the overall subject block are identified on our streetscape drawing and are outlined as follows:

- Main floor height +/- five feet above grade.
- One and two storeys massing.
- Combinations of traditional stucco & wood cladding with simple wood detailing.
- Continuous horizontal eave above main floor.
- Hierarchy of windows relative to spaces contained therein.
- The lower eaves line
- Roof design parallel to street.
- Sloped roofs; whether gable, hip, shed, or combination thereof.
- Divided windows.
- Asphalt shingles roof

From the adjacent homes, we have incorporated the following traditional architectural elements to ensure our design fits harmoniously on the street:

- Main floor height +/- five feet above grade.
- Two storey massing, with the gable, hip, shed, on second floor.
- stucco cladding with the stone cladding just on the "base" line
- Cedar cladding painted, combined with simple wood rafter tail expressions.
- Principal roof ridge runs parallel with the street ('cross' gable roof design).
- Traditional bay window expression on main floor.
- Multi-pane divided light windows.
- The lower eaves line
- Asphalt shingles roof

Conclusion:

Our design has clearly been influenced by the character of the existing streetscape and the wishes of our client to have a home that fits its surroundings. We have worked diligently to ensure the house can stand on its own as a design while providing for client program, current family home planning standards, and respects the established character of the neighborhood. We and our client feel this home will be a welcome addition to the 2991 SW Marine Dr.