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September 20, 2017

Director of Planning
City of Vancouver
City Hall 515 W 10th Ave

RE: 2733 W 7th Avenue – Design Rationale

Conditional Approval Requested:

- Section 4.7.1.(a) (i) : increased floor space ratio to 0.75
- Section 4.16.2: increased building depth to 40% (45% including deck)



Existing Streetscape:

All the immediate adjacent houses are built in 1920 with the exception of the house on 2245 Stephens St. which was built in 1914. The massing is a mix of 1 & 2 storey rooflines mainly with gable roof forms. The window proportions are a mix of tall and wide windows with mainly casement openings. Houses have covered porches in some manner with single entry doors. Steps to the porch range from 5 to 10 risers. Cladding materials include stucco, painted wood siding/ shingles, stone and brick.

Proposed Design:

Our proposed design incorporates in principle a 1 1/2 story massing with gable & shed roofs. The front façade massing includes two clearly defined entry porches which is in keeping with the RT-8 character.

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The proposed window groupings and window proportions are in keeping with the window styles of adjacent houses. The front entry doors are single leaf wood doors with side lights.

Exterior finish materials proposed are smooth trowel stucco for the majority of the house and limestone cladding for porch columns. Painted wood shingles are used for the front gable. Vinyl casements with wide sash complete with true divided lights are used to keep with the simplicity of the neighboring homes.

We trust that you'll find the proposed design is congruent with the RT-8 Design Guidelines. Please don't hesitate to contact myself if you have any further questions.

Regards,

VICTORERIC DESIGN GROUP

Eric Lee