

Sept 13th, 2017

Planning + Landscape Dept.
City of Vancouver

Dear Sir or Madams,

Re: 2733 W7th Ave – Design Rationale

We conducted a site analysis of the neighboring homes of site 2733 W7th Ave, Vancouver, in zone RT-8.

In our review, it was evident that sites 2763 and 2751, west of the subject site, were very simple yards incorporating grass lawn, a single concrete path and basic foundation plantings. On site 2751, close to the property line, there are a few tall shrubs with seasonal flower pots mixture. These sites are completely open, without fence.

East of the subject site, we reviewed sites 2721 W 7th, and 2245 Stephens St. These sites are different in terms of property edges along W 7th Ave. Site 2721 W 7th is partially enclosed by 6' HT cedar hedge and partially enclosed by 42" HT wood picket fence. There is concrete path to the main door and mixture of evergreen and perennials foundation plantings in the front yard. Site 2245 Stephens St along W 7th Ave is actually south side yard with 6' HT solid wood fence. There is one tall shrub against the building. At the corner of W 7th Ave and Stephens St, the property edge change to 4' HT solid wood fence with dense, tall evergreen shrubs behind.

Proposed Design

Our proposed design incorporates the elements as noted below:

1. Open front yard without fence.
2. Straight concrete-unit-paver paths towards the entry stairs of the two houses and return to east and west sides.
3. A mixture of tall and medium-size evergreen foundation plantings and perennial garden beds in the front yard.
4. Perennials garden bed in the middle extends to the boulevard.
5. Grass lawn boulevard.

Kind Regards,
Ying Shi

Landscape Designer (MLA)
VICTORERIC DESIGN GROUP