



# DESIGN RATIONALE

## 3472 West 1st Ave, Vancouver.

The existing house has been determined to be severely altered. The existing house will be demolished and a new single family dwelling constructed to the discretionary FSR of .75 as provided under the RT8 Guidelines 4.7. on the corner lot, with the inside lot left vacant.

The proposed development has a simple mass with the simple roof enlivened with a secondary gable element addressing the corner side street and dormer elements allowing the main roof shape to remain strongly expressed in the Craftsman style. This basic form is enriched with a projecting front porch with box window bays, inset porches on the upper floors and strong detailing of substantial scale and depth to enliven the composition.

The front facing main gable element is prominent and characteristic of the primary roof forms in the RT8 neighborhood, but is enlivened with secondary roof forms and corner bays to respect the corner nature of the site and enliven both street facades.

### **Roof and Chimneys**

The main roof is front facing gable of substantial pitch ( 12 : 12 ) with significant overhangs. The main eave line springs from the second floor level sympathetic to the traditional form to the east, and allowing the partial third storey to be contained within the main roof form. The scale of the dormers at the upper level is secondary to the main roof form. The porch roof at the main storey is of substantial form to create a unified single family appearance in character with traditional character homes in RT8. A strong stone chimney element on the corner street façade adds weight to the composition.

### **Windows and Skylights**

Windows are of substantial appearance and geometric order. The overall composition is of traditional solidness with windows used as decorative elements with attempts made to vary the shape and type of window used to reinforce the asymmetrical form. Substantial window frames and trim are used.

### **Entrances and Stairs**

The substantial front porch is prominent, raised 2.0ft above the ground. The entry stairs are wide and generous. The basement entry to the recreation room is located at the rear

## **Landscaping**

The existing Lawson Cypress in the front yard is to be removed as City engineering have determined there is no other location for sewer and water access on this site. 2 new replacement trees are proposed, one in the rear yard and 1 in the front yard in keeping with the neighbour treatment.

Front yard landscaping ties in with the adjacent property to the east, with a hedge to surround the property. This boulevard treatment is continued along the Collingwood Street frontage to be consistent with the property to the south across the lane.

Foundation planting to both corner facades is proposed, consistent with other properties in the vicinity, with open areas of grass proposed to create an expansive single family appearance.

A new wood fence is proposed along the east property line, with a new wood fence and gate proposed along the lane edge to the corner property line, softened to the lane and sidewalk with shrubbery.