

October 31st, 2017

3517 W 3rd Ave, Vancouver Design Rationale:

The subject property at 3515, 3517 and 3519 W 3rd Ave in Vancouver BC is a three-storey home with 3 civic addresses but one legal title.

The home was purchased in September 2016 and was built approximately 100 years ago. Permitted renovations from 1977 show 3 legal suites and the same building footprint, which match the house when we purchased it.

There is a file photo in the City's archive from 1991 (which we confirmed through a PAR meeting with Ben Ostrander) that shows the house exterior to be the same form as it was when we purchased.

The intent of our project is to fully renovate the interior of the house, and repair/improve the building envelope where appropriate to make the home more energy efficient. We are not proposing any additional density or an expansion to the footprint of the property, nor any exterior changes to the property, with the exception of conversion of an open deck to a sleeper deck (described below).

We have "inherited" the property in its current condition as-is, and through our PAR meeting, we learned the house does not have character merit, and the exterior of the home appears to slightly differ from the 1977 permitted drawings. These differences are the orientation of the decks at the rear of the house, as well as the front deck. We have determined that, based on the approved floor space from 1977 which is 3,455sf (we provide an architectural analysis of the 1977 permitted drawings in our DP package), the existing area of porch and open deck space are respectively within the 5% and 8% of total FSR required. The only exterior change we are proposing to add a gabled roof over a portion of the front open deck to improve the character of the home, thus creating a "sleeper deck" to be consistent with the heritage character of other homes on the block.

Note on the 1977 drawings the area of the ground floor suite towards the 'front of the house' is shown as "under porch" area. When we purchased the house, and in our proposed plans, all of this area is proposed as habitable area. The original 1977 drawings, the portion of this "under porch" area which is under the living room of the main floor above, would qualify as habitable space. It is only the portion of the ground floor area under the porch on the main floor, which we put forth for consideration to be converted to habitable space on the ground that we are well within the permitted floor space, and the original 1977 approved drawings show all of this space as being enclosed. Therefore the change of use of this enclosed area does not affect the form and character of the home, is not visible from the public streetscape, and our total proposed floorspace is 3,278sf (after the FSR exemption for the envelope upgrade and amenity space described below), well within the permitted 1977 floor space of 3,455 sf. Therefore we trust the conversion of this small under porch area (approximately 110sf) is amenable to Planning Staff.

From a design perspective, we felt providing flexible "open concept" common space in each suite would allow for a better use of interior floor space, and so we are proposing to remove walls in certain places

to accomplish this goal. This is shown on our architectural drawings. We have enlisted a structural engineer to give us a design that will maintain the structural integrity of the building, while further improving support in key areas to improve the seismic performance of the building.

The ground floor and main floor suites currently have 2 bedrooms each, but to better serve families, we have elected to convert these into 3 bedroom suites. The neighborhood is family-oriented with an elementary school nearby. The top floor suite will remain at 2 bedrooms.

We are replacing all doors and windows, and the scope of the renovation is "strip the home down to the studs" and rebuild with all new plumbing and electrical, we also intend to apply for a gas permit and sprinkler the home. Additionally, we noticed the foundation had room for improvement so our intent was to repair and improve upon the concrete footing where appropriate.

We intend to use a high efficiency ductless mini-split air-conditioning system for temperature control and also a ductless Lunos HRV system for fresh air circulation.

There is an existing unfinished shop/utility room on the ground floor that is not accessible by any suite, rather it has its own entry. Our plans show this space converted to an amenity space which is to be accessible and available for all 3 suites. Our intent for this space is flex space for yoga and isometric exercise in the Winter and as a planting preparation room in the Spring garden harvesting room in the Summer. Outside of these uses we encourage children to use this space as an arts and crafts area. Accordingly per Section 4.7.3d) of the RT-8 zoning by-law, we are proposing this amenity area is exempt from our FSR calculation.

We have an engineering report from our envelope engineer to upgrade the ground floor suite exterior wall assembly to qualify for the FSR exemption. This report has been included in our DP submission.

If you have any further questions please do not hesitate to contact me at unimageltd@gmail.com or by phone at 778 883 4774.

Sincerely,

Aydin Kilic

Owner