

## **Design Rationale**

1157 West 33rd Avenue, Vancouver, BC  
RS-1 Zoning

## **The Proposed Development**

The subject site is on Vancouver's West Side, between Oak and Granville Streets on West 33rd Avenue.

Situated mid-block on the north side of this stately street, the original building was constructed in 1926. According to city records, a major renovation was done in 1975.

This application proposes to convert the existing single family dwelling building into three strata units and to construct a new infill building complete with an attached two car garage.

Two open parking spaces at the rear of the site would be provided to fulfill the required off-street parking requirements.

New landscaping to complement the development is also being proposed.

## **FSR**

The allowable FSR for the site is 0.85, as per Guidelines for Additions, Infill and Multiple Conversion Dwelling in association with retention of a Character House in an RS Zone.

The total proposed FSR for the site is 0.82.

The existing main house is 3111.9 sq. ft.

The proposed MCD is 5159.5 sq. ft. and the Infill is proposed at 1653.5 sq. ft.

The total proposed floor area is 6813.0 sq. ft.

## **Context and Retention of Architectural Character**

The streetscape context for the subject site contains examples of well-maintained character homes and mature landscape.

As mentioned above, the original building was built in 1926 and underwent a major renovation in 1975.

Please refer to Sheet A-03 for exterior photos of the existing building.

Most of the exterior walls and roof will be retained. Please refer to the shaded portions of the Floor Plans on Pages A-08,-09, Roof Plan on Page A-10 and Elevations on Pages A-11,-12,-13,-14.

The new addition will be constructed towards the back of the original building and will be not visible from the street.

The additions will be complementary to the architectural style of the original building.

## **Infill**

The infill building is to be constructed towards the back of the property and we propose a separation between the infill and principal building of 16'.

This separation provides privacy on site between the units, accommodates outdoor spaces, and allows light and openness to neighbouring yards.

The exterior cladding and detailing for all proposed structures is to be compatible with the original house.

## **Parking**

Four parking spaces are provided, accessed from the lane, one for each dwelling unit. Two of those spaces are in the garage attached to the infill building and two open parking spaces on grade, adjacent to the infill building.

## **Landscaping and Private Outdoor Spaces**

The pattern of landscaping found in the local context and on the block features a mix of perimeter hedges, wood gates, new & mature trees, and layered planted private spaces.

The appointed Arborist will supervise the retention of trees, as required.

Neighbouring trees are respected.

Concepts of privacy, screening, layering and filigreeing are implemented and integrated.

The landscaping relates to the public and private aspects of the proposed buildings/units.

The streetscape vistas are respected and improved.

## **Relaxations requested**

The development proposal is compliant with the RS Character Retention Design Guidelines and no relaxations are requested.