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**Attention: Planning Department**

**DESIGN RATIONALE**  
**RE: NEW MULTIPLE DWELLING - 3 UNIT TOWNHOUSE**  
**1162 E. 16<sup>TH</sup> Ave., Vancouver, B.C.**

**General Information:**

This is a "front/back", 3 unit townhouse development designed to 75% FSR, and conforming to the RT-5 zoning by law and the RT-5 guidelines. No relaxations are being requested. There is a 2 car garage and a single open parking space at the lane, 3 off street parking spaces total are proposed.

A single 2 storey front unit faces the street giving an appearance of a smaller massed, single family home on first glance. Two @ 2-1/2 storey side by side units are at the rear. By placing the 2 units at the rear both of these units will be able to enjoy their own private rear yards. All 3 units are well suited for family living with 3 bedrooms.

The originally proposed bay windows at the sides on the upper floor have been deleted and new bay windows are now proposed at the rear of the main floor. This is in response to a request to reduce the perceived massing as viewed from the street.

The building is to be built on a crawlspace, no basement space is proposed. The Landscape design is in keeping with the context and responds to the requirements of the guidelines.

**Roof Form:**

The roof form is primarily steep gable roofs with a dominant east/west ridge line with hips at the end and secondary smaller & lower gables expressed on the front elevation. The ridges of the highest gable is well below the maximum height envelope. This produces the appearance of a 2 storey building, even though the rear portion of the building is 2-1/2 storeys. Shed dormers conforming to the guideline limitations are used at the half storey portion at the rear to give some architectural interest and also to help produce livable space (headroom) on the top floor. The symmetrical roof form is consistent with historic houses in Vancouver and the expanded context photos.

The East and West facing gables have now been hipped to further reduce the massing of the building. As well, the front facing elevation has been simplified by eliminating one gable, leaving symmetrical twin gables.

### **Unit Identity:**

The entrances to the 2 rear units, while clearly visible from the street, are set back about 24' from the front porch of the front unit helping to give a single family feel when viewed from the street. All 3 units have their own front gate and walkway leading to their front doors.

### **Massing:**

The front unit is more narrow than the rear portion of the building Heavy but slightly tapered columns at the entrances to the rear units and also the front porch give a sense of solidness, quality and durability.

### **Streetscape & Scale:**

There is not much architectural character to respond to in the streetscape context. A 3<sup>rd</sup> building, one to the east and one to the west have been added to the streetscape, giving extended context for review. Note that the 3<sup>rd</sup> building to the west has a similar symmetrical twin gable roof form facing the street and 4 or the 6 context buildings have gable roof forms facing the street. As described above the 2-1/2 story actual mass of the building is neatly camouflaged by the east/west ridge line, ending in hips at the east and west.

### **Materials:**

Proposed materials include cedar shingle siding throughout the building with a clear, natural stain finish with a contrasting dark grey trim color. The windows will be white framed vinyl windows, roofing is black asphalt roofing shingles. The style of the building could be described as a combination of Eastern Shingle, and Craftsman.

### **Outdoor Spaces:**

Both rear units have private outdoor space in the form of a fenced and nicely landscaped rear yard. The front unit benefits from a cover front porch and access to the front yard as semi private outdoor space.