

DESIGN RATIONALE – 1215 W. 16th Avenue

Introduction

The proposed development is located in Vancouver's Fairview neighbourhood on the border of Shaughnessy, at 1215 West 16th Avenue. It includes the preservation, restoration and rehabilitation of the existing Heritage B listed home and the addition of contemporary incumbent infills, to be situated adjacent and subordinate to – the existing heritage home.

This large (101.3' x 205.7') corner site borders two streets and a laneway at the rear and is a contender for the City's character home restoration model. The two proposed infill buildings, each including two-unit multi-family dwellings, are proposed as contemporary, family-oriented buildings that are subordinate to the heritage home and neither overshadows, nor replicates the architectural style of the heritage home.

The proposed infill townhomes will provide housing that is aimed at young families. It will provide much-needed affordable density in the area, at a humble scale as compared to the prominent existing wood frame house. The development of the infill townhouses is consistent with the Character Retention Guidelines.

Context, Planning & Sustainability

The development, referred to as Hampton Court is located in an area of single family and multi-family buildings.

1215 W.16th Avenue, represents a unique residential opportunity in Vancouver to preserve and improve the site's existing character residence made possible by the revenue derived from the proposed infill townhomes. Retention of the heritage home follows the City's 'Retention of a Character Home in an RS Zone' initiative to preserve our historic past, while providing increased density to support the City's current residential needs.

The proposal is to subdivide the site and retain the existing building in the middle of the property, converting the empty spaces on the east and west ends into new infill buildings. The existing building will also be celebrated as a feature of the site with the main entry of the home fronted on the centre and southern edge of the property. The existing heritage home will also be upgraded and revitalized.

The redesign of the floor plans of the heritage building consists of 3 three-bedroom units with unit 5 main entrance from W.16th Avenue and units 3 & 4 off the internal walkways from W. 16th Avenue. The new infill buildings each consist of 2 three-bedroom units with all entrances from W. 16th Avenue. These units have generous outdoor living space with exterior patios and a roof deck.

The total number of units proposed for the development is 3 units in the heritage house, 2 units in infill building 1, and 2 units in infill building 3. There is a total of 7 units, all consistent with the Character Retention Guidelines.

Description of the Historic Place

The heritage building located at 1215 W.16th Avenue in the Fairview neighbourhood of Vancouver, is a two and one half-storey with full basement. Built in 1952, characterized by its Arts and Crafts style and displays features that are typical of that era including hipped roof, shingle cladding and wood frame, multi-pane windows, as well as distinctive features, such as the porch, eyebrow windows and roof dormers.

Character Defining Elements – Existing house

Key elements that define the character of the Hampton Court Residence are its:

- Location along West 16th Avenue at the corner of Wolfe Avenue in the Fairview neighbourhood of Vancouver;
- Continuous residential use since 1952;
- Residential form, scale, and massing as expressed by its two and half storey height, hipped roof, shed roof dormers and an eyebrow wall dormer on the existing west elevation.
- Wood-frame construction with bellcast shingle cladding and cedar shingle roof covering;
- Arts and Crafts style design features, including wide eaves with exposed rafter tails at soffits; craftsman windows on both levels of the existing prominent south elevation as well as on the east and west elevations.
- Original wood-frame and sash window assemblies, including multi-pane, casement and double-hung assemblies.
- Red brick chimney with what appears to be an English Cross or Flemish bond and concrete pots on the east elevation.

Architectural Design - New Infill Buildings

The two infill buildings were designed in a contemporary style, derived from their form and contextual setting, with unique architectural styles from the original residence.

As per the 'Standards and Guidelines for the Conservation of Historic Places in Canada' publication, part 4 states 'Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted'. It also requires that new construction be visually compatible with, yet distinguishable from, the historic place.

To accomplish this, we have designed the infill buildings to be contemporary to avoid imitation of the existing form and materials, thus complementing the historic place in a manner that respects its heritage value and does not negatively impact the character-defining materials and elements.

To integrate the proposed buildings into the streetscape/lanescape, while not competing or overshadowing the existing homes of the area, the new, humble two-story buildings are each massed to be subordinate in height with those of neighboring structures. The two infill buildings are set back 5.5M (18.05') from 16th Avenue and Building 1 is set back 1.5M (4.9') from the lane while Building 3 is set back 7.3M (23.8') behind the proposed garages.

Building materials, such as fibre cement siding and panels, wood, metal, and glass are combined to add contrast, particularly at the streetscape.

The infill townhomes are accessed from the open shared walkways via a private patio space. Each unit also has their own south facing deck at the rear to utilize the natural south facing sunlight. Unit 6 has a roof deck that extends over the garages, having access to the exposure on the north elevation and natural light. These private patios and roof deck provide ample outdoor space for residents.

Complimented with landscaping, the property shall create an enjoyable human-scale residence that encourages a sense of community between incumbent residents and their neighbors.

Density

The proposed density of 0.74 FSR is permitted FSR per RT-2 Zoning Bylaw (4.7.1) for infill in conjunction with retention of a character house.

Height

The proposed height of the existing heritage building 2 and its relationship to finished grade remains unchanged from the current height. The existing main floor sits at 219.2' (66.8m) and the roof peak is measured at 251.2' (76.6m). The basement level with a clearance of 10.6' (3.2m) steps down as the site slopes down towards the north property line. The height of the heritage house will sit at 36.9' (11.2m).

The permitted building envelope height is 30.18 ft (9.2m) and the proposed Infill Building 1 sits at 26.2' (8.0m) high. The proposed Infill Building 3 sits at 27.7' (8.4m), sitting on the sloping northeast end of site with the roof elevation at 240.3' (73.3m), in between the existing heritage building with the roof elevation at 251.2' (76.6m) and the neighbouring building roof elevation at 245.1' (74.7m).

Setbacks

Proposed (Infill Building 1):

Front Yard (facing W 16th Ave)	18.04 ft (5.5 m)
Side Yard (West)	62.8 ft (19.2 m)
Side Yard (East)	94.3 ft (28.7 m)
Rear Yard (facing Lane)	4.92 ft (1.5 m)

Proposed (Existing Building 2):

Front Yard (facing W 16th Ave)	18 ft (5.5 m)
Side Yard (West)	119 ft (36.3 m)
Side Yard (East)	44 ft (13.4 m)
Rear Yard (facing Lane)	6.9 ft (2.1 m)

Proposed (Infill Building 3):

Front Yard (facing W 16th Ave)	30.2 ft (9.1 m)
Side Yard (West)	169.5 ft (51.6 m)
Side Yard (East)	5 ft (1.5 m)
Rear Yard (facing Lane)	23.8 ft (7.3 m)

Parking:

One parking space per dwelling unit is provided as per the RT-2 Zoning Bylaw 4.3.6(a).

Parking is located off the lane in two 2 car garages and one 3 car garage and 1 visitor parking space.

Total proposed parking stalls = 8

Bicycle Parking:

Class A: Bicycle storage is proposed to be located on the basement floor of the relocated Heritage home and the basement floor of the Infill buildings in private garages.

Total required bicycle parking stalls is 21. (As per Section 6.2.1.2)

Proposed are 21 bicycle stalls; 20 horizontal and 1 oversized stall.

Class B: Not required

Refuse Space:

The proposed refuse space for the 7 units is located on the basement floor of the infill building under unit 6 and is calculated as per "Garbage and recycling storage facility design supplement".