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1226 West 26th Ave Development Design Rationale and Request for Relaxations

Project Introduction

The existing house was built in 1919 and has been identified as the house with character merits. The project is to retain this house and convert it to a 4-plex plus a duplex at the rear of the site. The overall FSR will be 0.85

Design Rationale

The existing house was located far from the front property line and left a fair amount of open space in the front yard which has been used for a circular driveway only. Also, this existing house was also located very close to the house to the west side to allow another existing driveway at the east side of the site connecting to the rear garage. To better use the site, we are proposing to relocate the existing house to Northeast so that the proposed building, the existing plus the additions, will be centralized on the site to make the site be more efficiently used and give more privacy to the neighbour. Two existing driveways will be removed to allow safer front sidewalk. 4 unit will be introduced to the front building and two units will be accommodated in the rear coach house. The front massing of the existing house will be retained and new additions to the east and the back of the existing house will be subordinate to the existing. New portions come with compatible architectural style and details.

Request for Relaxations

Front yard – 20'

Coach house (Infill) FSR – 2,114 sf

Building Height – 36'10".

Site Coverage = 46%

Impermeable = 67%

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