

MEMORANDUM

Duplex Development

Project Name

1265 East 26th Ave. Vancouver, BC

Project address

to

City of Vancouver – Development Planner

City

Ni Xing

Client representative / Project manager

from

TD Studio Inc.

Designer

July 05, 2019

date

T1711

Project Number

Patrick Chan

attention

attention

Vikram Tiku

from

Design Rationale

The subject lot is located mid-block, close to the busy intersection of East King Edward & Knight St. The property is located in an established neighborhood designated for small house/duplex use in the Kingsway & Knight neighborhood plan.

The block has consistent lot frontages with mostly single family dwellings of varied massing and style.

The two adjacent properties towards the east accommodate modest two storey homes and the two lots towards the west have a similar two storey home on the adjacent one and a slightly newer taller home on the far one.

The lots have consistent front yards and boulevard trees which makes for a simple rhythmic pattern along the street. The subject lot and the adjacent lots don't have any major trees and most have typical two car detached garages towards the lane.

As this proposal involves only one lot, it does not fall into the purview of the small/house duplex design guidelines, and does not qualify for any additional FAR beyond the permitted .6 under the prevailing zoning.

The proposed two storey, front back duplex has a contemporary expression with simple, clean lines. The roof is a simple hipped roof with an off-centered ridge and metal cladding giving it a more contemporary look. Each unit has a small roof deck hidden by the main roof accessed by an interior stair. The front and back decks are patios which don't require any railings thus retaining the simple uncluttered look and helping reduce any massing impact on adjacent neighbors.

The design guidelines which call for enhanced side yards seem to have been geared for the small house/duplex concept which involves multiple lots and not for a typical massing for a single principle building with a detached garage, which follows the current established pattern of the adjacent single family homes on these narrow lots. We have had to take several of similar applications to the Board of Variance and have been supported by the Planning Department staff and have received approval from the Board for previous applications. This proposal will have to be sent to the Board for an application for Variance to the enhanced side yard requirement as well. It meets with all other design and zoning requirements of the prevailing zone.

The architectural elements are an assemblage of simple elements, a prominent boxed balcony with a slight cantilever, an upper corner window accentuated by its horizontal casing and mullion, a modest roof canopy over the front entrance and a prominent simple massed roof. The roof decks are mostly hidden and small and don't compromise on the privacy of neighbors.

The exterior materials palette is again, simple, with just three prominent materials with most walls finished in stucco, the projections clad in composite panels and the prominent roof finished with a standing seam metal roof. The color palette is also quite plain and neutral with tones of gray.

The proposed design is in line with the established RT10 guidelines and although stands apart amongst its neighbors, still nicely integrates in terms of the overall massing and will surely enhance the appeal of this mid-block property and provides a handsome addition to the street.