



Design Rationale for : 1366 Laburnum Street, Vancouver.

- **Overall context.**
 - The subject property is located mid-block face on the east side of Laburnum Street. The existing homes on this block have varying style and architectural features. The most southerly portion of the block contains several wood frame 4 story walk up apartment complexes dating from the mid 1960's and 1970's. The homes to the north of the subject property have varying styles and building forms, (roof forms are from multiple hipped roofs to simple hipped roofs and back to front gable ended roofs with intersecting dormers). The existing single family homes have a consistent front yard setback pattern and building depth. The block face has an almost flat grading with no sharp or steep grade transitions. The homes to the north as well as a few apartments to the south have heavily landscaped front yards and are well maintained.
- **Adjacent properties context.**
 - The adjacent home to the left (north) (1356 and 1358) is a 3-story grade level entry home. With full stucco exterior finish. The front elevation massing has a simple box form massing with minimal wall articulations. Window patterns are 2 and 3 rectangular window panels mullied as one unit. Main floor level has glass doors accessing a front yard patio. The 2nd floor contains glass doors with provide access to a small Juliet balcony (facing into the front yard). The roof form has a main and second hipped roof skirting with an approx. roof pitch of 3/12 and has the appearance of a "tact-on" roof. The 3rd floor roof is a low pitch, multiple hip/valley roofs with approx.. 2'-0" overhang. The 3rd floor contains an exterior deck facing south and runs the length of the building (east to west).The home width is approximately the maximum allowable as per bylaws and the overall feel and look of this home would be a contemporary home.
 - The adjacent home to the right (south) (1376) is a 3-story grade level entry home. The home exterior cladding is clear stained cedar wall shingles. The front elevation massing is simple box massing and not stepped wall articulations. The main floor and second floor have no windows. The main floor and second floor have large sliding glass door systems with the main floor accessing a front grade level patio and the second accessing a narrow full width Juliet balcony. The 3rd floor contains a small covered exterior deck centred within the roof massing. The roof is a simple front to back gable end with two intersecting dormers. The roofing material is a standing seam metal roof (light grey in

color). The home width is approximately the maximum allowable as per bylaws, the overall feel and look of this home an east coast cottage style.

- **Design rationale for subject site,**

- The overall design feel for this home is to be cleaned line simple box massing west coast contemporary/transitional home. The extensive use to full depth reclaimed (used)brick in a white wash color in the front and back of the home will give the home a definite “aged in place feel” and add grounding and a massing found in more traditional home styles. The window pattern are simple rectangular pattern with traditional style SDL’s added. Heavy slop-dash stucco will used on parts of the 3rd floor as well on the sides and back elevations adding to the traditional style. The use of composite alum panel system on the front and rear of the home will add the element of a clean lined contemporary home. As per the established pattern of the adjacent homes, this home will have a large glass door system from the main floor living accessing a front grade level courtyard patio, also as per the established pattern this home will have a 3rd floor open deck area facing west and north. The 3rd floor roof will be a simple low pitched hip/valley roof as established on the adjacent home to the left, the roof material will be a standing seam metal (gun powder grey) as established on the adjacent home to the right. The proposed building height is consistent with the adjacent homes as well as the established pattern on the block face. The proposed building width and setback from the front property line is consistent with the established block face pattern. The colour palette proposed, of white brick, black doors/windows , black composite alum panels and a gun powder grey standing seam metal roof will set a bold but elegant curb appeal being well-received on the block.
- The proposed home does require a relaxation in building depth from the maximum allowable of 40% of lot depth to the proposed building depth of 44.99% of lot depth. Through the pre- application meeting (PAR) the planner Ryan Dinh said the city would support an increase in building depth up to a maximum of 45% of lot depth. This relaxation is required as the lot is in the flood plain and finished basement development would not be allowed so the additional square footage which would have been allocated to the basement has now been allocated to the main and second floors thus requiring an increase in building depth.

Conclusion:

This home has been carefully designed and planned to pay respect to the established block face patterns, but in addition gives the clients a strong , simple but every impactful architectural design with great curb appeal. Once constructed this home will be a well-received addition to the block face and overall community.

Thank, You

Ron Wildman, Inside Out Architecture