



Design rationale. 1530 W 26th."

RS5 zoning. Character House Retention Incentives. Grace Jiang (city development planner) confirmed character status.

To build a home in the back yard in the carriage house style which will improve the lane streetscape (eyes in the lane) and present an attractive outlook from the main house. The main house along with the 2 to the west make a very attractive heritage row. (Subject house is Dutch colonial (1922), the next 2 are Georgians (1925, and 1926) and all 3 meet city's criteria for character retention). (The bracketing 2 houses are newish (1 Georgian style and one more modern).

Shingle siding such as on the main dwelling, Porte cocheres type carports similar to the closest house (which is behind), window rhythm similar to closest houses. Small trees laneside (crab apple and lilac) will provide transition and privacy. Native planting's with a rockery curb. (All trees remain except a rogue holly, in the footprint.)

The success of this project depends upon careful landscaping between the houses and on the lane. The goal is to have outlooks from both the main house and the infill to be attractive. Vines growing up the infill, and little hard landscaping between the houses address that.

Main house is .6 fsr, in-fill will be .23 or 2000 sq ft for a total of .83 fsr when .85 is allowed.

The steeply pitched infill roof will come down to about 10.5' along the lane with exposed tail ends as seen on heritage houses near by. The peak will be 23.98', with a welcoming trellised front stoop and a bay window (as seen in neighbourhood) on the lane. It will be fully planted all around with climbing vines and hedging, ferns and flowers. This 1 and 1/2 story infill will have a partial basement.

On the west side the infill is set back 12'6" from the neighbour lot and will intrude 24.2' into the yard compared to neighbours garage which intrudes 23'7" into yard and is 2'6" from property line. It will be screened by existing large trees. On the east the infill borders a lane and it will also be screened by large trees. On the south existing huge evergreens line the lane on the south side shielding infill from neighbour.

There will be 3 off street parking spots off the rear lane, 2 covered but open and 1 open. High end windows, cedar shingle siding, and a colour scheme that complements the main house. (Grey with cloud white trim, windows with black mutton bars, green door).

The city has approved a rezoning which will allow a 55 ft tall building hugging the property line across w26th. (York House School). Granville St is close. The neighbourhood is full of large old homes with lots of trees with change in the form of huge new houses.

No changes to main house except what is required for strata titling.