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Streetscape Design Rationale:

The existing streetscape is a mixture of landscape and house styles referencing different architectural periods and built at different years of neighbourhood's development. Building forms, roof types, windows, doors, etc. all vary from one house to the next.

Elevations:

In attempting to design a new house that is derived from the existing streetscape and to contribute to (and improve, if possible) the area's general compatibility, elements have been selected from the surrounding existing houses and assembled in the new design. Key design elements derived includes:

- 1) Roof ridge orientation the same as from house 2, 3 and 4
- 2) Asymmetric facade design from house 1, 2 and 3
- 3) Approximate roof peak height from house 2, 3 and 4
- 4) Gable roof from all surrounding houses
- 5) Window design with detailed muntin to improve the simplicity of surrounding houses
- 6) Upper floor balcony on one side from house 2 and 3
- 7) Centered entrance and porch from house 1, 3 and 4

Landscaping design:

The most common patterns of the landscape treatment defining the edges of the properties on the north side (subject property side) of the street is tall retaining walls at the property boundary with concrete stairs and pathways lead to the house entrances. Hedges are planted along the retaining walls on the higher side which created good privacy. Side property lines are often defined with planting (hedges, shrubs and trees). Front yards on this street are informal and with combination of grass lawn, and mass planting of shrub, perennials and trees.

Foundation planting are not easily seen from the street level deal to the tall retaining walls and dense hedges.

The subject property retained the existing concrete retaining wall and stair at the front property boundary. Cedar hedges are designed to match most of the street pattern. Front yard is designed to be informal and with combination of grass lawn, and mass planting of shrub, perennials and trees. Solid surfaces are limited to functional amount. Concrete path and stairs are proposed to match neighbors'. Layered informal foundation planting with shade tolerant plants are proposed. Proposed landscape plan has included variety of bird loving species with berries and seeds to provide food source. Many of which are native species providing habitat for birds. Lawn in front yard is reduced compare to existing conditions. Birdbath is proposed to attract birds.