

AN Ventures  
1040 E 50<sup>th</sup> Ave  
Vancouver, BC  
V5X 1B8

**RE: DEVELOPMENT APPLICATION 2396 E 38<sup>th</sup> Ave, VANCOUVER, BC**

**DESIGN RATIONALE**

**PROJECT DESCRIPTION**

The subject property is a 48.3' x 140.6' lot on E 38<sup>th</sup> Avenue between Clarendon St in Nanaimo St in an RT-11 zoning. This project is a 4-unit 'small house duplex' project with a larger undivided outdoor community space. The outdoor space is purposefully undivided and free of partitioning. This gives more chance for the neighbours to interact and share outdoor resources. By sharing the families enjoy the advantages of the outdoor space offered traditionally in a single family home at a cost of a multi-family unit.

**1.1 SITE INFORMATION**

The RT-11 zoned site is located on E 38<sup>th</sup> Ave, midblock between Nanaimo St and Clarendon St. and has a 48.3' wide frontage on E 38<sup>th</sup> Ave and is 141' deep . The site faces north and slopes slightly upwards towards the lane on the south.

**1.2 BUILDING INFORMATION**

The proposed project has two principal buildings. The first principal building is a two-family dwelling, side to side duplex, with basement and 2 floors located at the front of the site. The second principal building is another two-family dwelling, side-to-side duplex with 1 1/2 floors located at the rear of the site. In total, the total floor area for the 4 dwelling units is approximately 0.85 FSR. It is the intent of the developer to make this project attractive to young families with small children. To fit within the neighbourhood, the buildings will have a contemporary but understated aesthetic.

**1.3 OFF-STREET PARKING**

Each dwelling unit will have a dedicated parking spot in open stalls along the lane.

**1.4 LANDSCAPING AND CIRCULATION**

The shared rear yard will be have a shared industrial grade BBQ for neighbours to host communal activities.

Occupants in the front and rear units can access the street and car stalls through on-site walkways along the sideyards.