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ARCHITECTURE & ENGINEERING

2506 W 7th Ave.

Design Rationale

Job No.: 216-278

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We are proposing a rear yard infill at a corner site in RT-8 zone. The civic address is 2506 W 7th Ave., Vancouver.

The existing site size is 50'x120'=6,000 ft². After the potential lane widening, the future site size will be 50'x110'=5,500 ft². The lot faces two civic streets and one 20' wide lane.

The existing main house in the lot is four storeys, which has 3,817.32 ft² gross floor area, and 1,122.92 ft² building area. Besides, there is a 470 ft² carport, which will be removed, at the southeast corner of the site.

The proposed infill is a partial two storeys single family house of the total gross floor area 715.38 ft² and located in the 2,110 ft² (196 m²) rear yard. So the overall FSR (main house and infill) is 75.4% < permitted 75.9% (75%+5m²). Additionally, the rear yard coverage is 33.9%. The proposed infill follows the Edwardian Builder Style of the main house, with a steep roof, a front porch and cedar shingle cladding. Besides, it has a living room, a kitchen, a suitable powder room and a garage on the ground floor, and two bedrooms and a bathroom on the second floor. We propose the main entrance porch facing to the civic street, and design the garage facing to the lane. Also, there is another open parking space next to the garage.

We propose 16' clearance between the infill and the main house, 13' distance to the west property line, 5' to the east, and 3' to the south. There will be 4' high yew hedge planted in front of the infill and a new cherry tree planted in the rear yard. We design gravel paving for the open parking and locate the garbage and recycling area close to the parking space.

Prepared by

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