

DESIGN RATIONALE

2590 Point Grey Road

Overview

The Property is located at 2590 Point Grey Road in the Kitsilano area of Vancouver. It is zoned RT8. The site is bounded by Point Grey Road to the north and Trafalgar Street to the west.

There is a four plex townhomes to the north across Point Grey Road. There is a duplex townhomes directly to the east. There is a four plex townhomes to the south across on Trafalgar Street follow by a single house and a duplex. Across Trafalgar Street to the west there is a park.

This request for Development Permit is for moving an historical house to the west. The exterior building look will be kept intact with minor modification. The basement will need to be fully rebuilt. The original foundations are very thick without much heat resistance. The extension to the south of the house that is not original will not be part of the restoration. The front shed roof will be rebuilt and will be kept identical on the exterior. The ceiling height in that room does not meet building code. All the windows will be replaced with energy efficient windows that will be similar in look and size. The whole interior layout will be entirely modified.

Architectural Design

Land and Building Form

This Edwardian historical house has been built in 1906 on a site that slopes to the north and has a view on the Burrard Inlet. There is a two storey bay window with a polygonal roof in the middle of the front elevation with a shed roof to the left. Both sides have a gable roof and there are two one storey bays at the back that has the floor at the same level. It is hard to see if the dark grey blue color of the house is original but we have the intention to keep it the same. The stone finish look of the historical house will be kept on the new foundations. A two car stalls garage will be built with access to the lane. The finish material use will be identical as the historical house.

Our intention is to demolish the bungalow house and his garage on the east side of the property. After moving the house, the owner intent to subdivide the lot in five properties in order to build four new single family homes on the new lots created.