

## Design Rationale

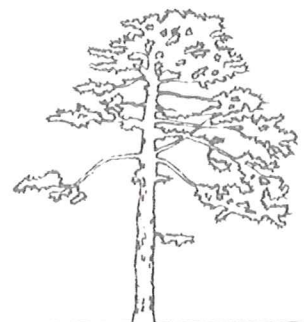
RS-1 Conditional application  
Character revitalization duplex & infill  
304 East 37<sup>th</sup> Ave  
Vancouver, BC

## Application and Intent:

Terra Firma Design Ltd is submitting this application for a duplex and Infill dwelling at 304 East 37<sup>th</sup> Ave. This 33'x122' lot is located on the corner of east 37<sup>th</sup> and Sophia Street. The block and surrounding area are a mix of styles and architectural massing. There is a mix of older homes which are traditional in style and some newer Vancouver specials and newer developments which have traditional architectural massing. The predominant street silhouette is created by a front facing gable roof massing, with some expressions of varied shed and gable dormers. The existing homes adjacent to the development site are low 1950's bungalows with hip roof and gable roof forms. These homes will probably be redeveloped in the near future. The form of the proposed design for our site is in keeping with the predominate roof massing of the existing house, which was a Germanic Cottage. We are proposing a new second story addition which will match the existing massing of the existing roof form but give us more livable head room to the second floor. Our goal is that this design fits in with the surrounding neighborhood and has a classic silhouette that will be appreciated into the future.

## General Design Intent:

Our main intent is to keep the existing form and feel of the existing character home that we are redeveloping. The existing roof form is the Germanic cottage style, it has very low headroom on the second floor. To make the second floor more livable, we are proposing to add a new second floor but will match the shape of the existing roof form. We will in essence be lifting that existing shape up, so that the spring point for the roof is a few feet higher than it is currently and this will allow more headroom on the second floor. We are also proposing shed dormers down both sides of the second floor to provide additional head room. These will be set back from the front wall face by about 5' so that they will not be too dominant on the front elevation massing. We are proposing to retain the existing front covered porch, and this will act as the entry for the front unit. We are proposing a new covered



porch off the back which will act as the entry for the back unit. The new infill at the rear will match the main house in materials and detailing.

#### Landscape:

We are proposing to retain the existing front rock wall and rockery and will keep some existing plantings in this. We are proposing some new plantings along the front of the covered porch to soften it. Along Sophia street there is also an existing rockery running down about half of the lot depth. We are proposing to retain this as well. At the rear along Sophia street, we are proposing a new retaining wall and planter that will soften the difference in grade along the side of the property. We are proposing some soft plantings of lavender and ornamental grasses in the planter.

#### Parking:

We are providing one parking space in a single car garage for the infill and one surface parking space. we are asking for a one car parking relaxation.

We are seeking floor space of .85 under character retention zoning.