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## Design Rationale 3550 Welwyn Street

### Zoning: RS-2 Character Retention

The proposed development has been designed to maintain continuity in scale with the existing single family context. The development involves the revitalization of a character home, converting the 1906 built home into a front/back duplex, and the addition of a third unit in the infill at the rear of the site. Parking access is from the lane, with three parking spots, one enclosed, on covered, and one uncovered.

The conversion of the character home into a front/back duplex involves the lifting and the reconstruction of the foundation, this is necessary to provide the necessary ceiling heights for comfortable living spaces. Dormers on the Character home are proposed to provide headroom for the additional density necessary for a duplex development. The dormers are set back a minimum of 2' from the front and the rear facades to de-emphasize their presence. The front half of the duplex is proposed to be a revitalization and restoration of the house's character appearance. This is done by the reinstatement of lap siding, single hung windows, wide window/door trim, and shingle accents to add a bit of detail.

The rear half of the duplex is proposed to contrast the character front unit with a contemporary appearance. This is achieved with a dark monochromatic appearance, stucco cladding, large windows, and lack of window/door trim. This contrast is in keeping with *Parks Canada's Standards and Guidelines for the Conservation of Historic Places*, by recognizing each historic place as a physical record of its time, place and use. Not creating a false sense of historical development by adding elements from other historic places or other properties. This contrast also allows for unit differentiation for future occupants. The kitchen/living/dining space is proposed to be in the basement, but as the site slopes so significantly, it is only slightly below grade at the rear, this provides the kitchen/living/dining spaces with great access to light, ventilation and private outdoor space.

The infill building is proposed to be contemporary in massing and material, with the use of a similar palette to the character home. Featured is a pitched 11:12 roof form that blends in among the character homes found in the neighbourhood. The infill is made of two masses, a lighter residential mass with vertical siding, and a darker stucco garage/carport mass. Small dormers set back from all facades of the floor below provides the necessary headroom for the second floor, while keeping the majority of the second floor within the primary roof form.

All 3 units within the proposed development are family friendly with 3 bedrooms, and 2 bathrooms each. The units range in size from 1,006 square feet to 1,312 square feet. All bedrooms proposed are of reasonable dimension and can accommodate queen sized beds, while also providing adequate closet space. The neighbouring context is primarily single family homes, or mixed use higher density developments, the proposed development provides a intermediate density that is lacking within the area.

Vinyl windows are indicated for economy, with traditional proportions in the front duplex, and generous larger proportions in the rear duplex and infill, providing the interior with great access to natural light and ventilation. The windows in the front duplex are proposed to be mostly single hung, in keeping with the character appearance, while the rear duplex and infill feature mostly awning and casement windows. Operable skylights also provide light and ventilation to all three units.

Roofing material proposed is asphalt shingles - typical of newer and older houses in the area.

Three existing trees are to be removed as they are in poor condition and would be within the proposed building envelope.

The only relaxation requested is Site Coverage, the proposed development is at 0.46 site coverage versus the permitted 0.45. A lane dedication will see the subject property lose approximately 100 square feet, without this lane dedication the Site Coverage would be within the permitted 0.45.

