



200-1111 West Georgia Street,
Vancouver, BC V6E 4S4 Canada
T 604 688 8387 | F 604 688 8377 |
info@holborn.ca

3738 Angus Drive Secondary Suite Development Design Rationale

Overview

The application is to alter and convert part of the basement area of an existing one-family dwelling to a secondary suite. The existing dwelling is located at 3738 Angus Drive.

The dwelling is sprinklered, ventilated, heated and air conditioned.

Development Proposal

	Requirement	Proposed	
Area	Min. 400 sq. ft.	528 sq. ft.	
Ceiling Height	Min. 6'6"	8'4"	
Height below finished grade level	Cannot exceed 6'	8'9 1/2"	Request for relaxation.

The proposed secondary suite consists of an open space providing an area for sleeping, living, dining and kitchen, an existing bathroom and sauna room.

A new external staircase, generous-sized air well and a new entry door are proposed to provide a direct access from the street to the suite. The new door design blends with the existing building façade and has a side glazing panel which introduces more natural lighting into the suite. In addition to that, the suite has 2 existing large openable windows which allow natural lighting and ventilation into space.

The suite area is sprinklered, mechanical ventilated, heated and air conditioned.

The existing planter bed line on the south side will be altered to accommodate new access that connects to the existing pathway. The proposed pathway is designed with 12"x12" pavers. The impermeable area is 0.03% of the total area.

The proposed fireman's access path width is 3' and the travel distance is 150'.

Relaxation on By-Law 10.21 (ii)

By law Section 10.21	Consideration for relaxation
<p>The secondary suite cannot be over 1.83 meters (6 ft) below finished grade level</p>	<ul style="list-style-type: none"> • The existing height from the finished floor to the grade level of 2.67 meters (8'9 1/2" ft) is proposed to be retained • There are 2 existing windows in the proposed suite area, one size is 2'-6" x 5'-0", the other one is 4'-0" x 5'-0" (Please refer to WN 01 and WN 02 on drawings AD 04 05). The windows face east and open into a large air well (182 sq. ft.) which provide good access to lighting. • A new door with the full-length glass panel size 1'-6" x 7'-2" also is proposed to bring more natural lighting into the suite. (Please refer to DR 01 on drawings AD 04 05) • Total window opening area for the proposed secondary suite is 43.25 sq. ft. and, the suite is a heated, ventilated and air conditioned.