

Design Rationale

4738 West 4th Avenue – Accessory Building

4738 West 4th Avenue is a large site of 2511.6 sq.m in the RS-1 zone. The existing home is a total of 759 sq.m. We are submitting a proposal to construct a 164 sq.m accessory building to house a 3 car parking garage, workshop and storage area at the rear of the property. Parking access will be off of the lane.

The existing site is home to a number of large trees, many of which are clustered at the rear of the property. The existing RS-1 zoning allows for accessory buildings to be 7.9m deep and a total width of 80% of the lot width. Due to the number of trees and therefore tree protection zones, we are extremely limited in the actual buildable area. The allowable construction area allowed by the RS-1 zoning is 192.8 sq.m. Our proposal is for an accessory building of 162.4 sq.m along the rear (south) and side (east) property lines. We plan to retain all of the trees on site and as much of the existing lawn as possible. All site features will be retained in their existing locations. Construction will occur under the direct supervision of an arborist.